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BETTER HOMES & GARDENS' BOOK OF BILD~~C~~OST

HOME PLANS

FOR DISTINCTIVE HOMES

25c



Thru the Exclusive Bildcost Home Service You Can Learn the
Exact Cost to Build Any of These Homes in Your Own City

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From the collection of:

Alan O'Bright



THE BOOK OF BILDCOST GARDENED-HOME PLANS

These Plans Conform to the Standards
of the Federal Housing Administration

For Minor Local Variations Consult
Your FHA Regional Office

FROM BETTER HOMES & GARDENS
DES MOINES, IOWA

Edited by John Normile

Architect-Editor of Better Homes & Gardens
Member of the American Institute of Architects

What

BETTER HOMES & GARDENS'

BILDCOST GARDENED-HOME PLAN IS

AND How to use it—

THE *Better Homes & Gardens* Book of Bildcost Gardened Home Plans is one part of *Better Homes & Gardens'* Bildcost Gardened Home Plan—a complete home-building service available from *Better Homes & Gardens* only. The Bildcost Plan itself was originated by the magazine in January, 1932, as a further service to home-loving people who want the homes they build not only soundly constructed but architecturally pleasing. It is fully protected by copyright.

The success of *Better Homes & Gardens'* Bildcost Home Plan can be measured only by the number of satisfied home owners. Since the plan was first announced, thousands of requests concerning each of the Bildcost homes described in the magazine have been received by the editors.

Why the Plan Was Established

IN THE magazine we could, and often did, tell you what a home we showed had cost to build in the particular city in which it was built. But building-material and labor costs vary widely, not only from section to section, but also from city to city. And so costs based on vague geographical areas, such as "the East" or "the Southern States," or on cities themselves, published by any magazine, are of little value to you. What you want to know is exactly what a home design that strikes your fancy will cost to build in your own city. The second part of *Better Homes & Gardens'* Bildcost Gardened Home Plan, explained in the next paragraph, enables you to do just that.

Your Cost-Finder—

The Bildcost List of Materials

FOR each Bildcost Gardened Home you see in this book and in the magazine itself *Better Homes & Gardens* publishes a List of Materials and the amounts of each needed to build this house.

If you will turn to any plan in the book you will see that each Bildcost Home bears a number; for instance, turn to plan number 405. If you like this particular home and want to find out the cost to build it in your city, send us 6 cents. We'll send you the List of Materials for Bildcost Gardened Home No. 405.

Then you take this List of Materials to an architect, a building-material dealer, or a contractor. Using it as a guide, with his authoritative experience in material and labor costs, he will be able to figure for you exactly what it will *cost to build* this home in your city. ("Bildcost" is a coined word on which The Meredith Publishing Company owns the copyright; it means "cost to build," hence, "bildcost.")

An architect, building-material dealer, or contractor will be glad to give you the build cost. When he knows exactly how much material it takes to build the home, it is not difficult for him to estimate the cost. He wants to serve you in every way possible, for he is a well-established businessman in your city. It is good business for him, and good business for you. You need not hesitate to take the List of Materials to him.

The Bildcost Working Drawings

WHEN the List of Materials is properly filled out and the totals added, you will have as accurate an estimate as you can get of the cost to build the home. Suppose, then, that you decide to go ahead and build it. Fine! *Better Homes & Gardens* then has the third, fourth, and fifth parts of the Bildcost Gardened-Home Plan to offer you. The third part is the working plans for this home you want.

The first of four sheets of typical Bildcost working plans are reproduced on the next two pages of this book. Complete plans can be obtained from us for the nominal fee of \$5 for the first set, which is not only for the plans themselves but for the *right* to build the home. When you pay for the first set, you are privileged to buy additional sets for \$1 each. For all practicable purposes three sets are necessary—one for the architect who supervises the building, one for the contractor, and one for you.

Bildcost working plans are not, as you can see, mere sketches or reduced drawings. They are complete, accurate, thoro architect's drawings, as complete as the best architects can make them, from which your builder or contractor can build your home and on which your architect can check.

They eliminate any sort of guesswork and thus save time and money. If you retained an architect to design a home especially for you, such plans as these would cost you anywhere from \$200 to \$300, and that's a fair price for his services.

The Bildcost Specification Form

THIS form is the fourth part of the Bildcost Gardened-Home Plan and is sent to you with the working plans. It is a written explanation of the working plans. In it are specified the quality of the materials which are to be used in building your home and the kind of workmanship necessary to insure sound construction. It forces all contractors to bid upon materials and workmanship of a given standard. It is, moreover, the basis for a legal contract between you and your contractor. This agreement will be recognized in court should the occasion arise. In it your interest and personal liability are protected.

The Bildcost Contract Agreement

THIS is the fifth part of *Better Homes & Gardens'* Bildcost Gardened-Home Plan. It is a contract blank which we send you with the working plans and specifications and is to be signed by you and the contractor. It provides that your home shall be built according to the plans and specifications and for the sum agreed upon. Signed by your builder, it is legally his binding promise to build your home exactly as specified and therefore does what we want it to do—protects you, insures the sound and architecturally right construction of your home, safeguards your interests every step of the way.

Since the building of a home is usually considered a lifetime investment, not only in money, but in the thought and care that go into planning a home, every possible safeguard should be taken to avoid any dissatisfaction or disappointment when your home is completed.

How to Order

WHEN you find the plan you like in the Book of Bildcost Gardened-Home Plans or in *Better Homes & Gardens*, look for its number. It will appear plainly on one of the pages on which the plan is reproduced.

If the number, for instance, is 410 and you want the List of Materials for it, merely write to us, saying you want the List of Materials for Bildcost Gardened-Home Plan No. 410, and inclose 6 cents (in stamps, if you like) with your request. You will receive the list promptly.

Then if you want the working plans for Bildcost Plan No. 410, merely write again, say you want the working plans for Bildcost Gardened-Home Plan No. 410, and we'll send you not only the plans but the specification form and the contract agreement. When you write for the working plans be sure to inclose \$5 for the first set of plans and the *right to build the home* and \$1 for each additional set. As we have said elsewhere, for all practicable purposes, 3 sets of the plans are necessary, so you would send \$7. *Be sure to specify the number of the plan.*

Garage Plans Also Included

WHEN a Bildcost Gardened Home does not have an attached garage, we send you with the home working plans detailed plans also for a detached garage, the architecture of which will harmonize with the architecture of the home. For these we make no additional charge.

Please Send Us a Letter and Some Snapshots

WHEN you have completed your Bildcost Gardened Home and have it planted, we shall be grateful to you, and you will help us a great deal in editing *Better Homes & Gardens* for you and in preparing future Bildcost Gardened Home Plans, if you'll send us four snapshots (each showing one side of your completed home) and tell us in a letter accompanying the pictures:

1. Whether you retained an architect to supervise the construction of your home. (We strongly urge you to do so. Read "Let the Architect Be Your Skipper" in this book. Moreover, select a *good* architect. There are poor ones, just as there are poor doctors, lawyers, carpenters, brickmasons. But a good architect will not only oftentimes save you money; he will also insure your getting sound construction and good design as specified in the plans and specifications and as called for in the contract agreement.)
2. Approximately how much the home cost to build in your city.
3. Whether you made any changes in the working plans for the home or built it exactly as specified.

+

When you order Bildcost Gardened-Home material, address *Better Homes & Gardens*, Des Moines, Iowa. Remember that we of *Better Homes & Gardens* are ever ready to help you with your home and garden aspirations. As a reader of *Better Homes & Gardens*, it is your privilege to ask our help and our pleasure to be of service to you.

The Editor

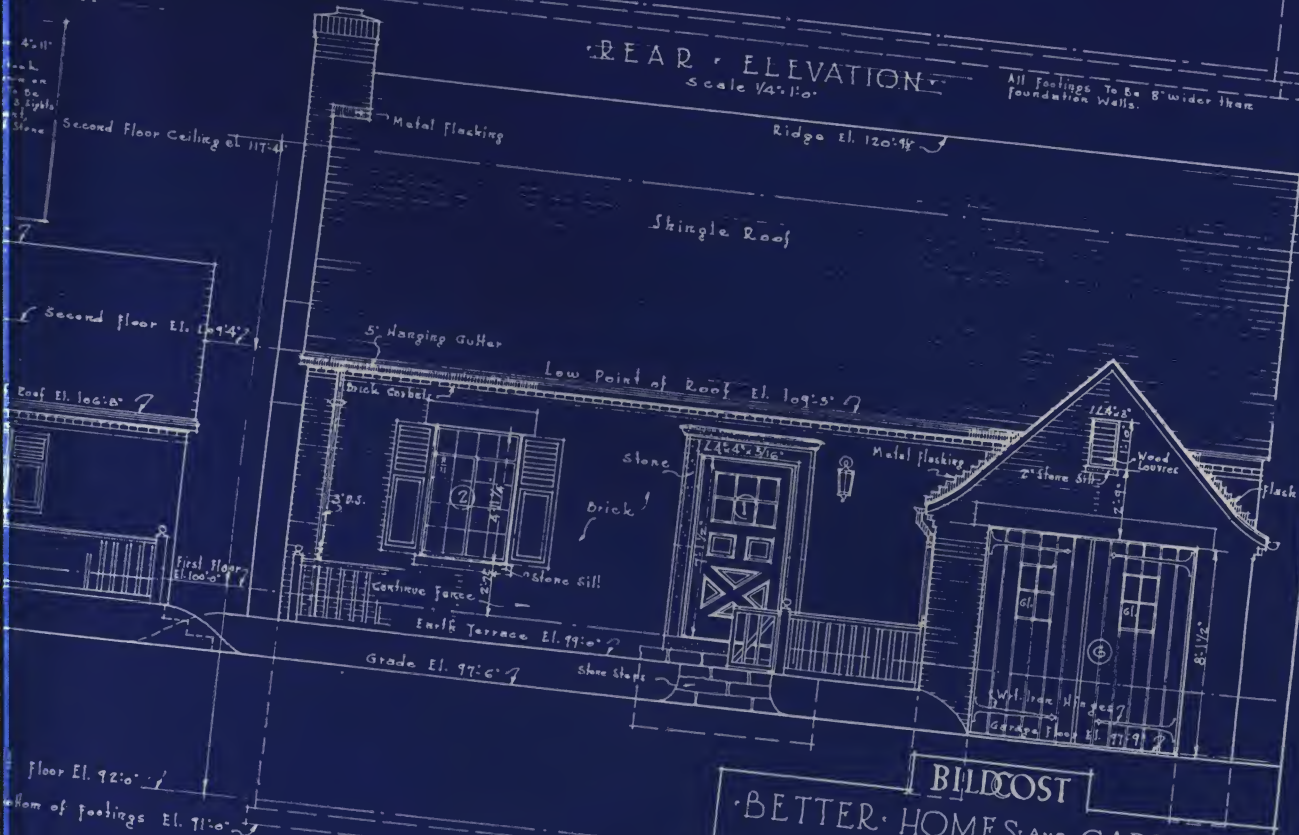
Here's What You Get—

ON THIS page we show you Sheet No. 1 of the four sheets that make up the working plans for a Bildcost Gardened Home. They are what you get when you buy a set of Bildcost Gardened-Home working drawings. The working drawings on this page are for Bildcost Home No. 209, shown later in this book. With the working plans you buy from *Better Homes & Gardens* you also receive the Bildcost Gardened-Home Specification Form. This form is the basis for a legal contract between you and your contractor and insures your getting the quality materials specified. You will also receive a copy of the Contract Agreement. Signed by your builder, it is his legally binding promise to build your home exactly as specified and for the amount agreed on and therefore protects you, insures the quality construction of your home, safeguards your interests every step of the way.





REAR ELEVATION
Scale 1/4" = 1'-0"



FRONT ELEVATION
Scale 1/4" = 1'-0"

BILDCOST
BETTER HOMES AND GARDENS
HOME PLAN

NUMBER
209

DESIGNED BY
ELLIOTT LEA
ARCHITECT

SHEET NO.
1
OF 4 SHEETS



Built From Bildcost GARDENED- HOME PLANS

The Proof of the Pudding

▲

Yes, the proof of the pudding is in the eating, and the proof of the Bildcost plan is the finished home. So here are a few samples. Above is the Bildcost home of Mr. and Mrs. John E. Baker, Leavenworth, Kansas. The total cost, including the lot and rough grading, was \$7,500. When the Baker home was completed, a picture of it was published in *Better Homes & Gardens*, and six months later Mrs. Baker wrote: "We have been deluged with inquiries. Families have driven here from Oklahoma, Missouri, and all parts of Kansas. Letters have come from as far as Montana, Washington, and the Bronx. Probably their most common remark is, 'And you got all this in your plans for only five dollars?' I tell them we did, every bit of it, unbelievable as it sounds." (This is Bildcost Home Plan No. 204)

This house illustrates a point we want to ➤ make. Like the house above, it was built from Bildcost Plan No. 204, yet the roof is slate, the exterior is stucco. That's the point. With Bildcost plans and the Bildcost list of materials you can choose your own type of floors, insulation, roofing, and so on. Note that the owner here also adapted the plan to the lay of the land by building a basement garage under the rear wing

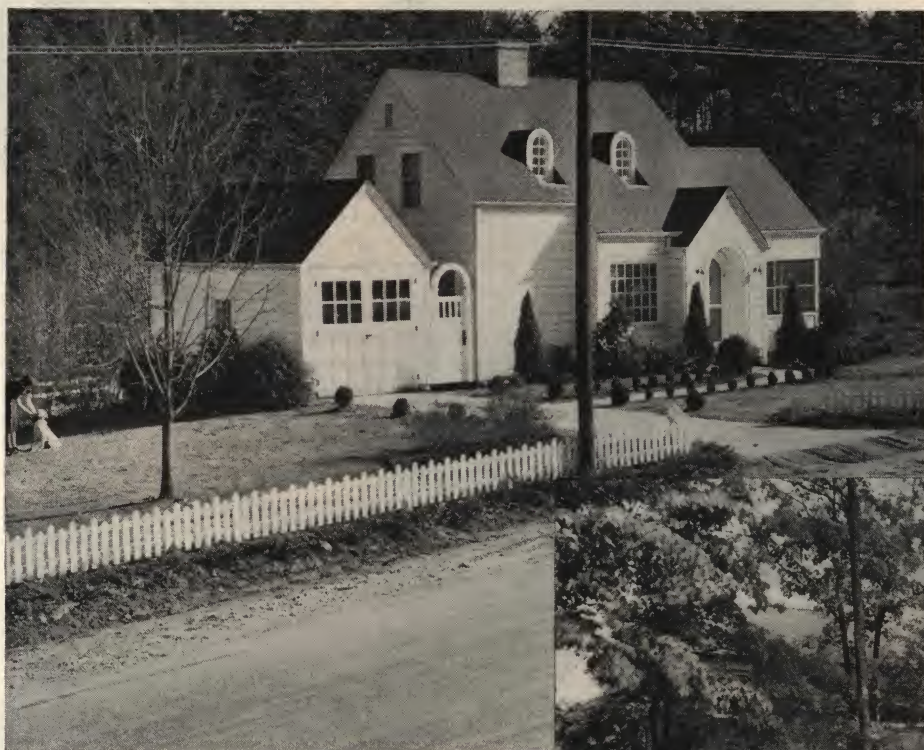


◀ Here's a sample of how your choice of materials affect costs. It's the Bildcost home of Mr. and Mrs. J. P. Dougherty, Wichita, Kansas. A Wichita lumber dealer contracted to build the house, finished with stucco, for \$4,500. The Doughertys preferred brick veneer construction—common brick painted white—and that added \$400 to the cost. They built a recreation room under the bedrooms in the rear. They installed a blower, air filter, and humidifier along with their gas-fired furnace. This brought the estimated cost to \$5,250. Then they decided to finish a room in the attic, to install a water softener, to line one closet with cedar, to install automatic hardware on the casements and a warm-air circulating fireplace unit in the mantel. That pushed the cost to \$5,850. So you see how personal preference, such as choosing a brick-veneer exterior, affects costs. That's why it's important that the Bildcost list of materials lets you figure the exact cost no matter which materials you choose. (This is Bildcost Plan No. 308)



Bildcost homes are all designed by outstanding architects. Hammon, Salomonsky, Wallis, Davis, Shaw, Schindler, Nelsen, Wills, and all the rest—they're top-notchers who know good design and have the imagination and ingenuity good design demands. Study the plans to see how compact the houses are, how they waste no space, how their various elements are better arranged, better proportioned to the life of today. Design has pushed forward in housing just as it has in cars, and no wise man today builds the Model T house—with a one-man top and the gas tank under the front seat. . . . Willard B. Smith, Jr. designed Bildcost Gardened Home No. 405, and the above home was built from that plan by Mr. and Mrs. Earl E. Maxwell in Freeport, Illinois. Says Mrs. Maxwell, "One of the members of the loan company said that the blueprints were the most complete plans he had ever seen." The house and garage, minus electrical fixtures, cost \$6,375. Of that amount, \$950 went for an oil burner, \$550 for plumbing

It'd be misleading and rather absurd for Better Homes & Gardens to show you plans for a house and tell you it can be built for, say, \$5,600 or \$8,000, or for 36 cents or 42 cents a cubic foot. Building costs vary sharply with the season, the year, the city, the contractor. Brick construction may cost 10 percent less than frame in Salt Lake City, but 10 percent more than frame in Detroit. Consider this example: Richard H. Ralston built the above Bildcost house in Weston, West Virginia, for \$3,462.26. That included grading, 75 loads of fill soil, other incidentals. Six months later Homer L. Jacobs built the same house in Kent, Ohio, and it cost \$5,560. That was the lowest of four bids, \$1,000 lower than the two highest. Now do you see why we don't give out any blanket statements that a house can be built for \$4,800 or \$5,600, or for 32 cents a cubic foot? Do you see why we've developed the Bildcost plan so that you can find out exactly how much a house will cost in your own community at any given time?



◀ Here's the Lexington, North Carolina, home of Mr. and Mrs. Bruce Talbert, built from Bildcost's Tom Thumb Plan No. 603A. To the original plan they added the small screened porch on the right and the adjoining garage. Built in 1936, when costs were low, the house cost \$2,209, not including the lot, grading, plantings, and some incidentals. Say the Talberts: "We don't think any small home could be more comfortable or complete. It's entirely different from any house in this community and is ideal for a couple or small family"

A bit hidden by the trees in this picture is the Better Homes & Gardens Bildcost home of Dr. F. A. Farmer, Roanoke, Virginia, designed by Architect Verna Cook Salomonsky. It's regrettable that it's hidden, because it's a good execution of Bildcost Home Plan No. 604. The living-room, dining-room, and library downstairs, and all four bedrooms upstairs look out onto the garden. Bildcost plans give you a variety of house sizes, from large houses like this to the Tom Thumb above. See more Bildcost homes on next page





Dr. Thomas N. Spessard, Roanoke, > Virginia, built this gracious white brick home from the same Bildcost Plan No. 504. To gain more room, he completely changed the rooflines, added a nursery over the sunroom, added a maid's quarters on the right end. A good architect can alter plans to suit your family's needs



BUILT FROM BILDCOST

◀ The Better Homes & Gardens Bildcost Gardened Home of Mrs. Richard Owen and Katharine Virginia Owen, Pittsburgh, Pennsylvania, designed by Architect A. Raymond Ellis. They added a dormer to the original plan, changed the doorway detail, left off the shutters, and used arched windows on the first floor. Says Mrs. Owen: "Thanks to your plans, we have an exceptionally well-designed home." (This is Bildcost Home Plan No. 504)



The Better Homes & Gardens Bildcost Gardened Home of Mr. and Mrs. William R. Bentzoni, Phillipsburg, New Jersey, designed by Architect Stratton O. Hammon. The original Bildcost Plan calls for placing the wing formed by the porch and garage on the left side of the main house, and the bay window on the right, as shown in the photograph at the left. "The comfort and convenience of this home," says Mr. Bentzoni, "have proved true as promised in the original description published in Better Homes & Gardens." (This is Bildcost Home Plan No. 203)

▼

▲ Mr. and Mrs. Donald C. Mansfield, Cazenovia, New York, built the same Bildcost house more according to the original Better Homes & Gardens plan. Says Mr. Mansfield: "I enjoy Sundays when I'm home. People go by, stop to look, drive around the block to look again; some even stop to take pictures of the house . . . with your aid and a fine builder, we have an ideal place to be proud of." (This also is Bildcost Home Plan No. 203)



GARDENED-HOME PLANS

The Better Homes & Gardens Bildcost Gardened Home of Mr. and Mrs. Fred J. Bauer, Great Neck, Long Island, designed by Architect James F. Schindler. "We like it so much that I could go on talking about it for hours—it has so many splendid advantages," says Mr. Bauer. (This is Bildcost Home Plan No. 211.) Score on score of families thruout America, from Maine to Texas, Oregon to Florida, have built Bildcost Gardened Homes



◀ The Better Homes & Gardens Bildcost Home of Mr. and Mrs. Oren S. Ryker, Riverhead, New York, designed by Architect Theodore Whitehead Davis, yet to be gardened. "No day passes without several people driving past in their cars to view it," says Mr. Ryker. "We're quite proud of it." (Bildcost Home Plan No. 207)

This Bildcost Gardened Home was built from No. 304, one of the plans not in this edition of the Bildcost plan book. A number of Bildcost plans not included have been published in Better Homes & Gardens since 1932. For these plans, see your city library's volumes of Better Homes & Gardens. Materials lists and plans are available ▼



▲ The Better Homes & Gardens Bildcost Gardened Home of Mr. and Mrs. H. M. Dorwart, Lancaster, Pennsylvania, designed by Architect Willard B. Smith, Jr. "We have a charming home which has far surpassed our fondest expectations—thanks to Better Homes & Gardens," says Mr. Dorwart. (Bildcost Home Plan No. 204)



Built at Ashland, Kentucky, this house of Dr. L. L. Layne is Bildcost Gardened-Home Plan No. 506, designed by Stratton O. Hammon

LET THE Architect BE YOUR SKIPPER

"I'M SORRY, but I don't intend to bid on building your home," Chips, the old ship's carpenter, declared firmly.

"But we especially wanted you to build it for us," the Druggist informed Chips. "In fact, because of your splendid reputation as a home-builder we are willing to pay you a substantial bonus."

"I'm sure you wouldn't be satisfied with the home," Chips shook his head.

"Tell me, what's wrong?" the puzzled Druggist inquired.

"The plans and specifications," Chips replied.

"But, it's exactly the kind of home we want. My wife and I drew the plans ourselves and saved the architect's fee," the Druggist stated proudly.

"I guessed as much," said Chips, his delightful sense of humor beginning to assert itself. His sharp eyes twinkled. He smiled broadly: "You're

a fine druggist, sir, but when you attempt to perform the duties of an architect you are opening your hold to a full cargo of grief."

"I don't understand," the Druggist said.

"Well, for example," Chips explained, "when your wife makes a \$2 house dress she pays 25 or 35 cents for a pattern and the detailed instructions of how to put the dress together. Yet here you are, a druggist with absolutely no building experience, planning to put together a \$7,500 home without a professional pattern. Your wife pays 10 to 15 percent of the cost of her house dress for a plan and specifications. Yet architects, who make patterns for homes, charge only 5 to 10 percent for their services, which include not only the plans and specifications but also drawing up the contracts and supervising the work as the home is being built."

"But, Chips," the Druggist objected, "we have spent years planning our home."

"Yes, yes, I know," the old craftsman said patiently, "I don't want to hurt your feelings, but let's look carefully at your plans. This stairway," Chips placed a stubby forefinger on the plans, "will not work at all. After it's framed the way you and your wife have drawn it you will find that there will be only 4 feet 8 inches of head-room—and neither of you are pygmies."

"ANOTHER thing, the front elevation has a bad list to starboard. You were so intent upon getting the floor plan and light you wanted that you didn't stop to consider what the window spacing was going to look like from the outside. But an architect would redesign your house and give you the essential features you want and at the same time a well-propor-

tioned and a thoroly livable home."

"But, Chips, we want to save all the money we can. Why couldn't we have you, or some other practical builder, redraw the plans for our home?" the Druggist argued. "It would seem to me that an actual builder would be in a better position to design a home than an architect."

"Maybe," Chips admitted thoughtfully. "But in having a builder draw the plans for a home you could run afoul of any number of hidden reefs. Most contractors and builders who draw home plans are honest and try to do the right thing. But builders, by their very name are just that—'builders.' They are competent to build but have no schooled knowledge of proportion and artistic design. On the other hand, the architect plans for your whole family, from a background of years of study of art and proportion. A ship is a beautiful thing, because in it symmetry and efficiency are combined. Your home in the hands of a skillful architect can be made a harmonious blended whole which will, when the landscaping is done, snug-gle homelike and comfortable into the site. Builders rarely achieve this character in their homes."

"Isn't 5 to 10 percent of the cost of a home rather a large fee to pay an architect?" the Druggist protested.

"**HAVE** you any idea of the amount of service an architect gives you to earn his fee?" Chips inquired, warming up to his subject. "Well, first the architect will study your family and its housing needs. Different types of families require different homes. If you do a great deal of entertaining a large living- and dining-room are necessary. But if the children do the entertaining a recreation room in the basement saves wear and tear on the living-room. Again, if the children are studious or artistically inclined a studio in the attic is the thing. It makes a difference in the home plan whether your wife does most of her own housework or has a full-time maid."

"Then he will advise you about the proper district in which to buy your site, and if need be, he will visit several sites with you and give you his opinion as to their suitability to your needs. Once the site is selected the architect will make a number of preliminary sketches of possible home plans. He will spend a great deal of time going over these sketches with you, and, finally, when you have agreed upon a suitable plan he will prepare the working drawings. So you may visualize the finished home, the architect may even construct a cardboard scale model—but don't expect that for a minimum fee."

"In a measure, you see," Chips went on, "the architect is a sculptor. He takes your requirements and your ideas, and from them he, as a creative artist, working with lumber, brick,

and stone, evolves a home suited to your practical needs. The result will be pleasing to the eye because the architect sees and appreciates the little artistic details, such as the sweep of a roof, the angle of a gable, or the grouping of windows, which give a home exclusiveness and character."

"But, Chips, I've always thought that artists were more or less impractical chaps," the Druggist said. "A builder surely would be more practical."

"Practical, practical," Chips snorted. "Man, a good architect is the most practical man in the building game! Besides being an artist, your architect is also a jack of all trades. He must be familiar with the work of the real-estate agent in helping you select a site. He must know a great deal about building, contracting, and the cost of materials to help you choose from his preliminary sketches a home that will be within your means to build. He needs a knowledge of civil engineering to place your home in the right location and at the proper levels on the site. In designing your heating plant, your plumbing, and your electrical systems he brings into play his training as a mechanical engineer. To eliminate waste and to insure permanence he has to be familiar with structural engineering and have a detailed knowledge of building materials and building codes. By his knowledge of these facts alone the architect is often able to save you a great part of his fee. In wording your contracts the architect must understand the specialized and complicated laws pertaining to building. And, finally, it is his responsibility to help his client get the best possible deal in financing his home. Oh, no, Mister, the architect is anything but an impractical artist when he is writing a specification. Better say that the architect is a shrewd businessman with the analytical mind of a scientist and the creative ability of an artist."

"**EXAMINE** an architect's specification. It is a written explanation of the home plan. In it he states the quality of the materials which are to be used and the kind of workmanship he expects. In this plan of yours here without details," Chips continued, pointing to the Druggist's drawings, "and your weak and homemade specification you have set up no exact standards. Any contractor bidding upon your home would have to let his conscience be his guide. And that very fact would penalize the honest contractor who uses good materials and a decent degree of workmanship. With an architect's specification all contractors are forced to bid upon materials and workmanship of a given standard. This specification is the basis for a legal contract, written by the architect, between the owner and the contractor. This agreement will

be recognized in court should the occasion arise. In it the owner's interest and personal liability are protected."

"**THEN** as the building of the home progresses the architect enforces the contract by personal supervision of the work. With your amateur plans and specifications a dishonest contractor would be able to skin you out of your foremast and bowsprit. You, Sir, are no judge of what constitutes good building practice. You see only the surface of the paint and the polish on the hardwood floors. You are not qualified to choose between the items which a number of men in the building industry will attempt to sell you. Most of these things may be good, but remember, the man selling them, and every man you deal with, is interested ultimately in one thing, his profit. But your architect stands alone and above these merchants with his rigid standard of professional ethics. He has no financial interest in the profits of the building. His services are paid for by the owner. It is the architect's sole interest to see the owner gets a home suited to his needs and the greatest value for each dollar."

"But, Chips, surely some people build successful homes without an architect," the Druggist declared.

"Maybe," Chips did not wholly agree. "But just the same, if I lived where I couldn't hire an architect I'd look up back numbers of a magazine featuring home-building. From them I'd pick a home plan that suited me and get in touch with the publishers."

"I'd insist the building contractor deal only with established sub-contractors. By that I mean that the plumbing, heating, painting, and electrical contractors should be firms that have been in business over a period of years."

"Their guarantees would be good. I would also insist that these sub-contractors use nothing but recognized nationally advertised materials. If there is ever any doubt in your mind as to the suitability of a material, write to the manufacturers. They usually maintain service departments and are more than willing to help you."

"That is only in case an architect is not available. If I found a home plan that suited me, I'd get the plans and specifications, take them to a reliable architect, and engage him to adapt the plans to the site, revise the specifications to meet local conditions, and supervise and inspect the building."

"**WHAT** architect would you recommend?" the Druggist asked.

"That's for you to decide," Chips replied seriously. "Some architects specialize in skyscrapers, and others in hunting lodges. Talk with people whose homes you admire, and then select the architect who seems to have the most satisfied clients."



Rear View

This beautiful, charming small home, as worked out by the Bildcost plan, has the refinements of a big home, yet you can build it for a small price

A Little Home to

By Stratton O. Hammon, ARCHITECT

ROMANCE and charm are elusive and hard to catch, and, strange to say, simplicity, which does most toward incorporating these elements in a home, is shunned as a small boy shuns a bath. The fact that a home is small does not keep it from being beautiful; on the contrary, it is more likely to be attractive because it is quaint.

Entrance hall, large living-room, recreation room, log fireplace, paneled walls, bay windows, attached garage, and numerous little things make a home really a place of joy in which to live. Why accept less when it is only a matter of a little study and thought to achieve them?

You see at once that the early Connecticut home illustrated contains these refinements, yet it is very small and can be built for about \$5,000, how much exactly depending upon the locality and the person building it.

The exterior walls may be covered with white wood shingles, clapboards, or siding. To add contrast to the materials used, the entrance gable has been stuccoed, which serves also to accentuate the entrance frontispiece. For the same reasons the walls under the porch have been stuccoed and the gable of the garage wing sheathed in moulded-joint vertical boarding. The weathered-brown shingle roof is

broken by the smooth side dormers and the brick chimney painted white with a black band at the top.

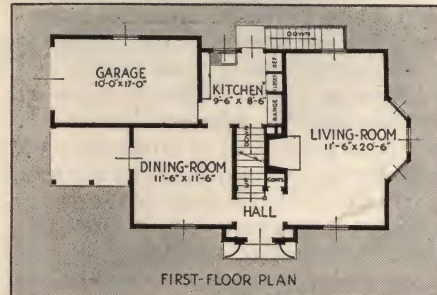
INSIDE the classic front entrance is a hall that boasts a coat closet and two smaller closets, which may be used for umbrellas, hats, games, or as bookcases. The stair is directly ahead, and the dining-room and living-room openings are to the left and right.

The living-room is well lighted with two windows and a bay. Following the custom of the early Connecticut builders, the fireplace wall is paneled in random-width white pine boarding with moulded joints, with the three outside walls plastered. The floor is of wide oak boarding, and the ceiling is beamed in oak.

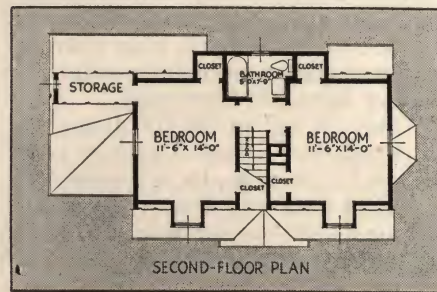
A large fireplace, built to accommodate three-foot logs, is placed on the interior wall of the living-room where one sitting before it will receive light over the shoulders.

This location of the chimney also makes it possible to place the heating plant in a central position and to vent the hood over the kitchen range. It is well known that flues arising in the interior of a home keep warm and therefore draw very well.

The dining-room also has a beamed ceiling, and there is a Dutch door that



FIRST-FLOOR PLAN



SECOND-FLOOR PLAN



BASEMENT PLAN

These sketches of the first- and second-floor and basement plans show how compactly and conveniently every detail has been planned



Side View

The living-room furnishings shown in the drawing at the right are suggested by Christine Holbrook, the Better Homes & Gardens Home-Furnishings Director

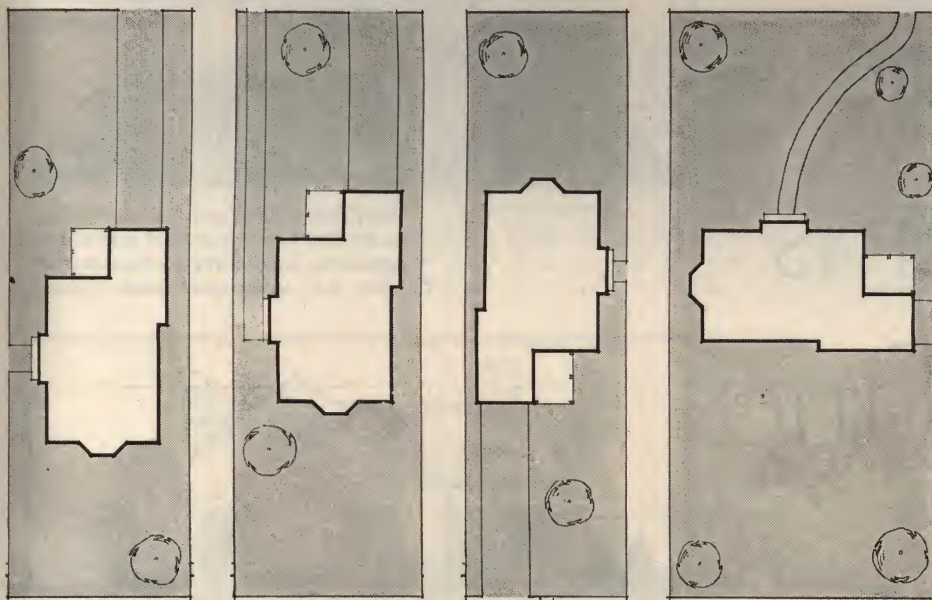


Love and Keep



Side View

Left: The home can be placed as shown equally well on an average corner lot or on inside or corner lots as narrow as 35 feet



opens out onto the brick-paved porch. This porch can easily be screened and used for summer dining.

The kitchen is compact but extremely well arranged. The glass door, with a transom over it, and the large window give plenty of light and air.

THE sink under the window and the six-foot cabinet form an angle that is the most efficient arrangement of this most used kitchen equipment. On the opposite side of the room is a recess for the range, with a vented hood over it,

a built-in refrigerator that may be iced from the outside if it is not a mechanical refrigerator, and between these there is a large closet with a supply cabinet extending over all. Besides the dining-room and exterior doors, there is a door to the basement and one into the garage.

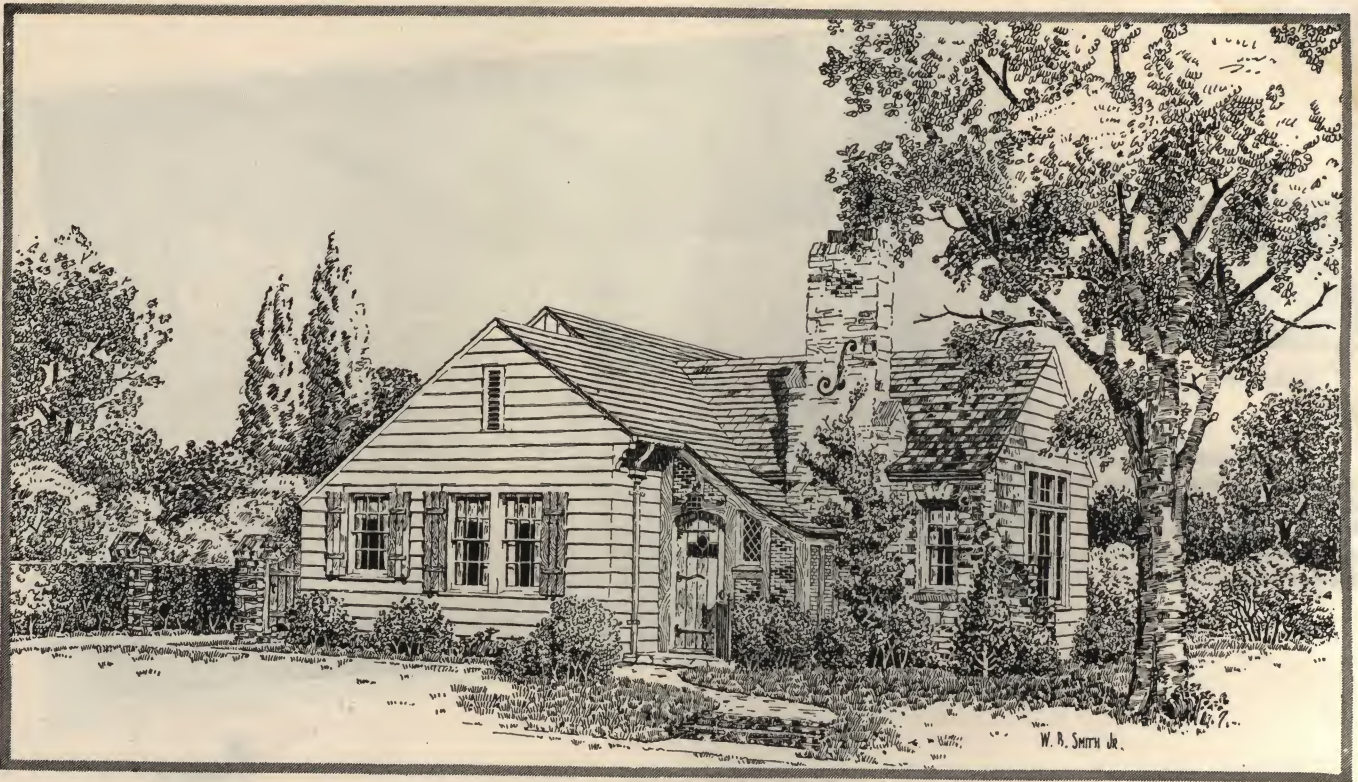
ASCENDING to the second floor to the small hall, which has a linen closet, one may enter either bedroom. Both have cross-ventilation, two closets, and a dressing table in the dor-

mers. There is a door from the left room into the storage space over the garage. The bathroom is convenient, and in it is a recessed tub with a shower.

Proper precaution has been taken to insure comfort in the second-floor rooms even in the hottest climate. Besides the shingle roof, which is a good insulator, and the air space under it, there are two thicknesses of insulation: one over the rafters and one used as a plaster base. Louvres in each gable and a vent in the chimney remove all fear of heat.

Because of the position of the garage this home lends itself especially well to a corner lot. The drive, coming directly into the side of the house, leaves the front and rear yards free for planting.

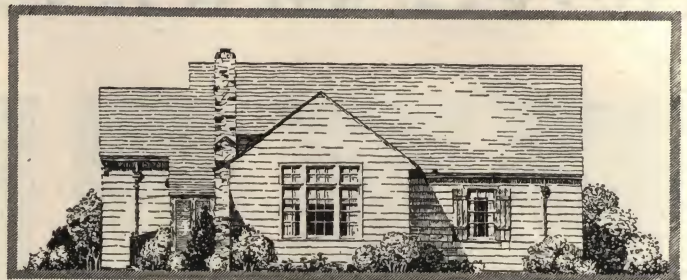
An additional unique feature of this home is its adaptability of arrangement and setting for various lots. It would locate well in a broadside position on a 50-foot side corner lot, as shown, or it could be placed to advantage on an inside or corner lot as narrow as 35 feet wide.



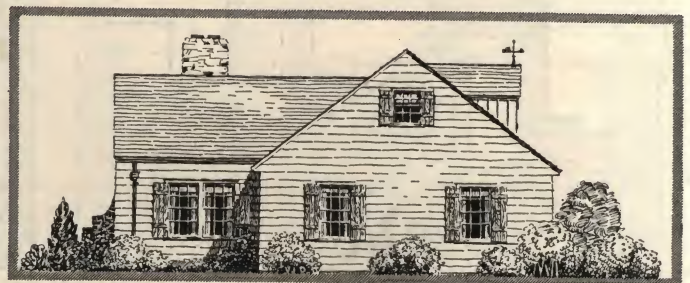
The brick and half-timbered entrance blends well into the house, focusing attention on the main doorway and giving it a most inviting aspect. The low-sweeping rooflines seem to make the home grow out of the ground

A Home of Dreams Comes True

THIS beautiful little Bildcost Gardened Home successfully combines the appeal and low cost of the small home with the comforts and the accommodations of the larger home.



Note in the sides and rear views above and below how the sense of shelter is obtained by making the roof areas dominate the well-proportioned sidewalls



The exterior walls may be faced with either broad, beveled wood siding or with stained-wood shingles with equally effective results. Wood siding is used here



WE PRESENT on these pages a small home which blends perfectly the essential elements of a fine design; it has beauty of line, a well-balanced use of exterior materials, and a sound and practical interior arrangement.

One is struck immediately with its air of domesticity and the promise of comfortable living inside. There is no straining for picturesque effects, yet the whole scheme is most original and attractive; in other words, this design is the ideal conception of a perfect home for most of us and is the result of an intelligent and artistic use of materials, which adds the final touch that makes a house a home.

The low-sweeping rooflines seem to make the home grow out of the ground. The skill with which all the lines are placed creates this impression, as your eye, in passing over them, is brought down to the ground—a natural ending place—at nearly every point. The sense of shelter that is every home's main purpose is obtained by making the roof areas large and steep enough to dominate the low, well-proportioned sidewalls.

The brick and half-timbered entrance blends well into the house, focusing attention on the main doorway, and giving it a most inviting aspect.

IN DIRECT contrast is the rough fieldstone-fireplace chimney extending to the end of the living-room wing and ending with a graceful curve, making it appear a part of the design instead of an afterthought. On the opposite side a rough-hewn wood fence is an interesting detail and serves the purpose of screening the well-placed

service door from the living-room.

The exterior walls may be faced with either broad, beveled wood siding or with stained-wood shingles with equally effective results. A careful study of the rear and side views will reveal how well the home appears from every angle. The large-transomed living-room window adds great interest to the gable in which it is placed, and the use of rough-timbered blinds gives excellent and unusual character to the other side.

FOR the roof a wide variety of shingles is available and appropriate. Wooden ones, stained, preferably, in a range of shades of one color would be excellent, and heavy composition, asbestos, or slate would be equally attractive. Whatever the material used, the splendid lines of the roof's design would bring out the best of its qualities.

In its general arrangement the plan follows a very practical scheme, one which allows the very best utilization of the whole building site. The service portion of the home is accessible on one side, near the front, instead of at the rear, as is so often the case; and this is done at no sacrifice of sightliness or convenience of interior arrangement.

THUS the space behind the home is left available for the development of a garden, and a driveway straight thru to a detached or semi-attached garage is possible.

The good qualities of the exterior are present in every part of the floor-plan. A complete living unit on one floor is laid out in an unusual but practical way. The rooms in general

are laid out so that direct communication can be had between the different parts, enabling the homemaker to cut her steps to a minimum.

The living-room is as large as you have always wanted it, with high windows in the end and the ceiling vaulted with heavy exposed rafters spaced wide apart, keeping the height in good proportion to the ample size of the room.

THE wood-paneled fireplace and recessed seat furnish an extremely interesting detail. A vestibule with a large coat closet removes it from direct contact with the outside, doing away with cold drafts and unnecessary cleaning.

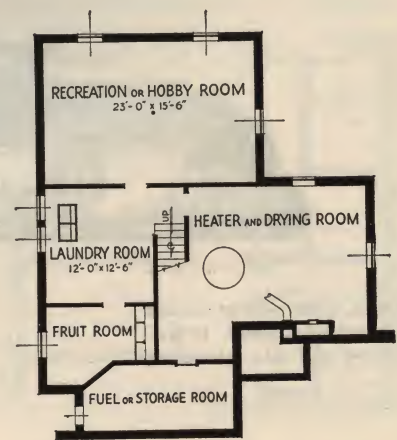
The dining-room is not large but will amply take care of six. It will probably be used only occasionally, for the inviting breakfast nook, with its cheerful outlook toward the front, will be the more practicable place for most all the family's informal meals.

The kitchen has been provided with every convenience and efficiently laid out to make the duties in it a pleasure. It is but a step from this room to any room in the home, and it has the added convenience of a well-placed service door.

THE sleeping quarters are completely separated from the living quarters to provide the maximum in privacy. Both bedrooms are large and cross-ventilated, with no crowding of furniture.

The basement has the usual fruit cellar, laundry, and heating room and the added feature of a large room under the rear bedrooms for use as a hobby or recreation room.

Seldom is a home so attractively and conveniently arranged as this. The living-room is large with high windows in the end and the ceiling vaulted, keeping the height in good proportion to the size of the room. The wood-paneled fireplace and recessed seat furnish an interesting detail. The dining-room is not large but will amply take care of six. The rooms in general are laid out so that there is direct communication between the different parts of the home, cutting steps to a minimum



Basement Plan



A Small Home for Spacious

By Theodore Whitehead Davis, ARCHITECT



The rear of the house is similar to and quite as attractive as the front. The planting is easy to do



The side, either with or without the attached garage, is well balanced and most interesting



If the detached garage is preferred the design at right will harmonize with the cottage

THERE is something so pleasant about the low rooflines and general proportions of this Cape Cod gardened cottage that it requires only the simplest planting, as indicated by the garden-department editor of *Better Homes & Gardens*, to make it appear completely at home in almost any landscape in America, whether that of the scrubby, flat seacoast where the type originated or one of lofty trees and rolling country.

The cottage can be built in city and town just as readily, for it requires only a 50-foot lot if it is placed with the ridge parallel to the street, or even a 40-foot lot if it is placed with its gable end to the street.

THE doorway is one of the most arresting features of the exterior. It is ornamented with pilasters, fluted above their high base and capped with a rosette. The door itself is paneled and ornamented with a row of tiny circle-headed lights. Should you mount a brass knocker upon it and light your way to it at night with a ship's lantern, you will do much to



The view from the rear foreground shows the simplicity and balance of the exterior design.

Living

capture the full picturesque possibilities of the home.

Narrow white clapboards are suggested for the walls, but wide ones may be used on the gable ends to give variety to the wall texture. Shingles, either stained or white, may be used in the same manner as the clapboards. If you desire an antique effect you may use hand-split shingles, the white ones being particularly charming.

For the roof shingles, wood or asbestos of the kind that simulates wood should be used. They should be gray, dark at the eaves, and fading as they near the ridge.

The interesting and sturdily designed chimney is painted white with a black boot top. Because it is inclosed, there is little heat loss. For the same reason, it is easy to make water-tight, and most economical to build, there being no finished brickwork to do below the roof.

THE plan has been so contrived as to achieve large rooms with cross-ventilation in a small area. To conserve space for rooms the halls have been reduced to minimum size. The entrance hall, however, affords space for a coat

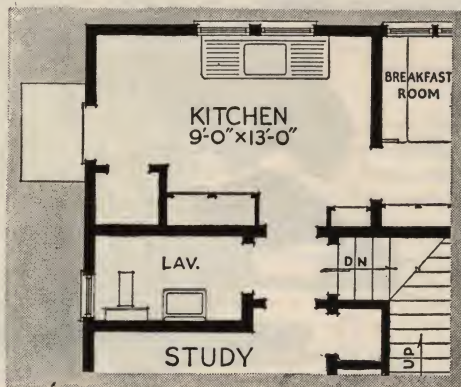
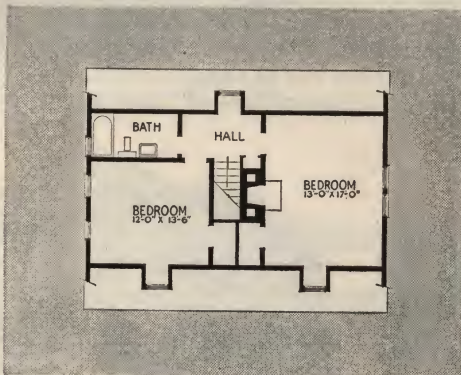
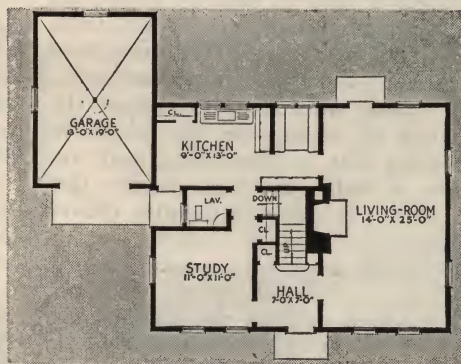
closet and telephone cabinet. There is an inviting window seat below the dormer in the upstairs hall, and the linen closet has been tucked into the wall by the master's bedroom.

The white-wainscoted living-room, with its windows on three sides, is a cheery place for the family to gather. The simple fireplace, painted white to match the woodwork, makes a focal point about which to group furniture. A door at the rear leads directly from the dining end to the terrace at the back of the house.

The study is an all-purpose room. If you wish, the wall space allowed for bookshelves can be used to accommodate a bedroom suite and the room turned into a guest room with the little lavatory private to it. It can also be used as a breakfast room and its closet fitted with shelves to hold dishes.

The bathroom, lavatory, kitchen, and laundry have been placed in the one corner of the house, so far as possible removed from the living quarters. In this way all water piping has been concentrated and the initial cost, as well as the upkeep, will be very low.

The first-floor arrangement is unusually flexible, providing a study or bedroom by combining the living- and dining-room. The upstairs bedrooms are spacious, because a minimum of area is required for the stairs.



Above is shown an alternate arrangement of part of the first-floor plan.

A Small Home With Big Possibilities

By Elliott Lea, ARCHITECT

THIS house has been so designed and planned that it can grow along with the family whose home it is.

From a small and inexpensive beginning it may in time be converted into a quite commodious but still inexpensive home. Planned for a family of limited means, it is a thoroly economical home, affording its owner the chance to economize not alone in building but in furnishing and upkeep as well. And yet, despite this economy, it offers a definite charm and graciousness all its own.

The exterior presents a simple and satisfying picture. Low and rambling, the home rises from the ground as if it had grown there as a part of its natural surroundings. It would achieve great distinction if built of brick and whitewashed or painted, but if one's taste did not run in this direction, unpainted common brick or rough stone

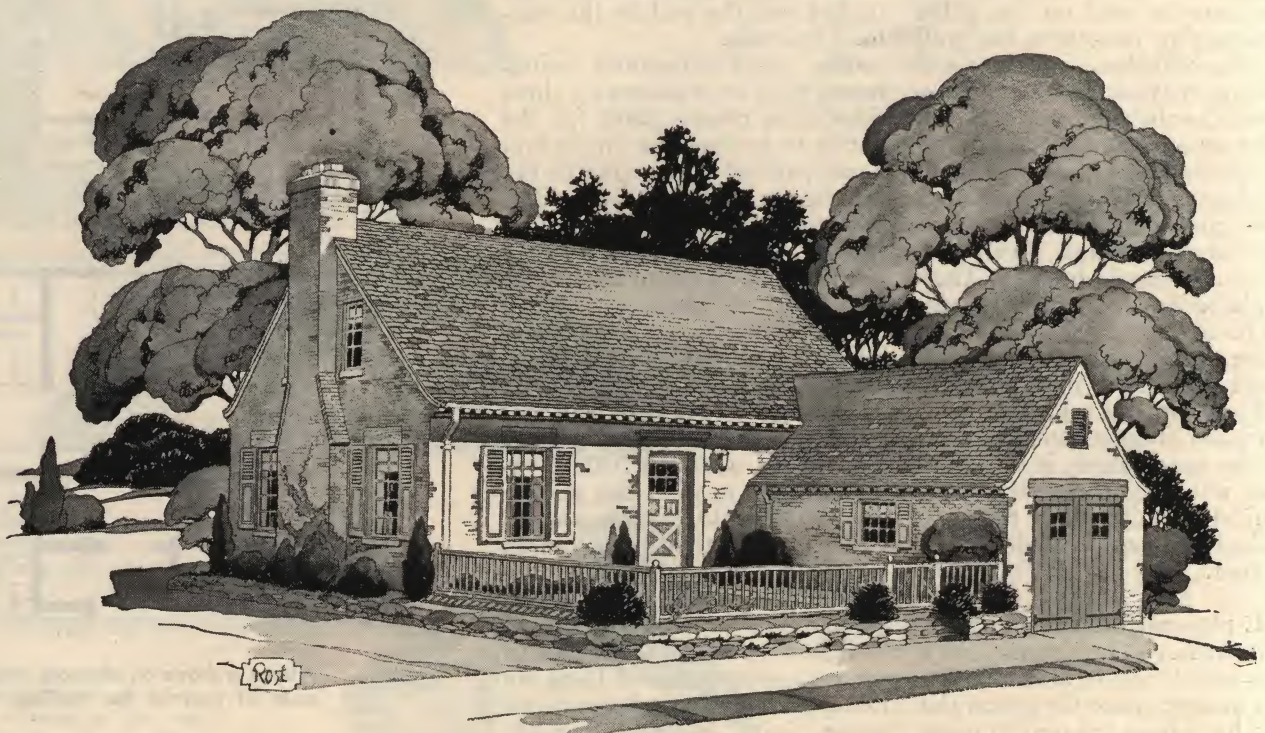
would be equally satisfactory. The roof should be of slate, or wood, or asbestos shingles; green if of slate and a weathered brown if wood or asbestos shingles are used. The terraced front yard, with its flagstone steps and walk and its low picket fence, adds a most distinctive touch to the whole picture and provides at the same time a very practical advantage in creating a sense of privacy. Besides, if there are very young children in the family the fence may act as a mild restraining influence on their tendency to wander too far afield.

The first-floor plan shows the home as it might be in the beginning, with a commodious living-room which has a generous, sunny bay window large enough for dining at one end, a well-lighted kitchen, a bedroom, a bathroom, and an attached garage. These first-floor rooms are all that need be

built in the beginning, leaving the space on the second floor for future development, thereby holding down the cost of the home to a low figure.

IN PLANNING the home as much thought has been given to beauty as to utility. First impressions are most important ones, and every effort has been made to make a good one in the entrance hall. This feature is generous in size, and the feeling of space, which exists thruout the home, is heightened by the open stairway leading to the second floor. In design the hall is well balanced and pleasing in form, with walls sheathed with wood paneling and with a floor of wide oak planks. A console table against the stairs, a small mirror on each side of the entrance door, and an interesting rug on the floor would furnish it completely.

The living-room, to the left of the



The stone-terraced yard and low picket fence add distinction and balance to the general architectural scheme

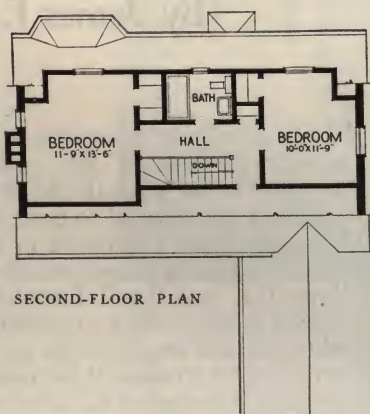
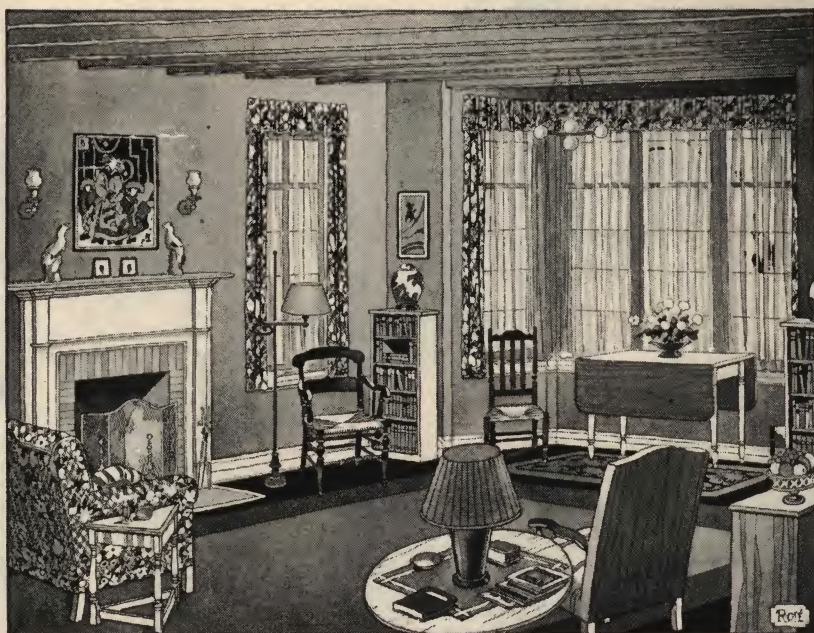
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hall, should further enhance the effectiveness of the first impression, for here might well be concentrated the owner's greatest efforts in decoration. In this room, as in the hall, we find balance in design, repose, and a sense of spaciousness, brought about in this instance by the wide windows in the front and side walls and the splendid bay window at the back. There would be no complicated questions of furnishings in this room, for it is so arranged that the furniture will fall naturally into three groups—that of the divan and easy chairs before the fireplace, the dining table and chairs in the bay window, and a desk or piano at the other end of the room.

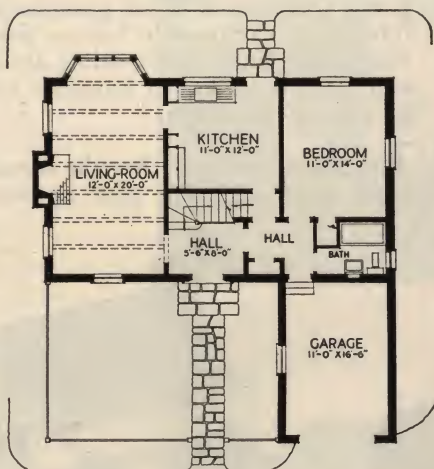
The kitchen needs little explaining. It is bright, spacious, yet small and well enough arranged to make the work which goes on there pleasant and easy. From this room access may be had to all parts of the home: to the basement stairs, the bedroom, the front hall, and the garage. Wherever the homemaker may be in this home she will always be near the front door and can reach it without passing thru any room other than the one in which she happens to be.

THERE is a growing tendency among home-builders to place the garage at or near the front of the home, and this arrangement has been followed here. However, the wing could be used as a second bedroom and the garage placed in a detached position.

This home would fit nicely on the average 50-foot lot, either interior or corner, and would be especially effective in a locality where the building lines are rather close to the street. Properly gardened it would be equally well located on larger sites, for there are unusual opportunities to plan and carry out a complete and distinctive garden.



FIRST-FLOOR PLAN



An open staircase rises directly from the interesting wood-paneled hall, a practical and convenient arrangement due to its central location in the home

Each side of the house is attractive in itself, and the low garage wing is unusually graceful in its relation to the main house



Left-Side View



Rear View

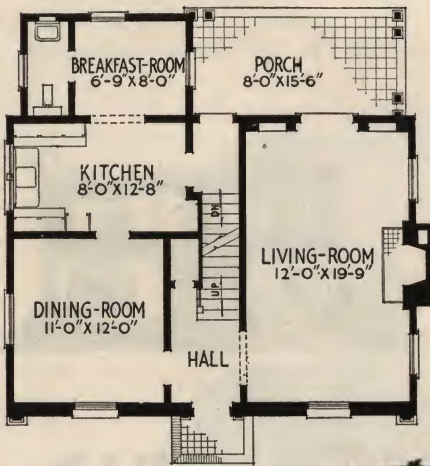
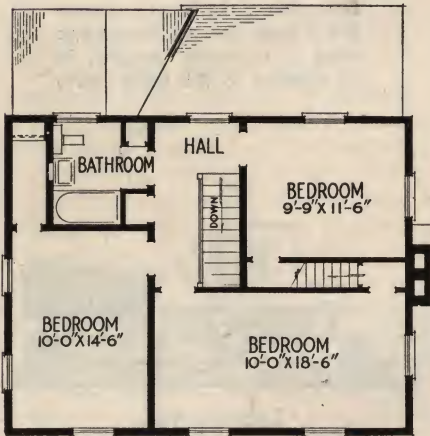
The wide bay window at the end of the living-room provides a delightful space for dining and a splendid view of the garden



Right-Side View

A Home of American Ancestry

By James F. Schindler, ARCHITECT



THE attractive proportions and simplicity of line of this typically American home give it charm and distinction that appeal to most of us. This distinction is achieved in many ways, for while in its general shape it follows the traditional lines of the Colonial period, there are many refreshing details employed in its exterior treatment to make it far removed from the commonplace box-like houses which, for want of a better name, are loosely called Colonial.

For instance, the facing of the first-story floor walls at the front is of field-stone, a treatment which provides an interesting variation in texture from the smooth finish of the siding above and adds a feeling of strength and solidity to the design.

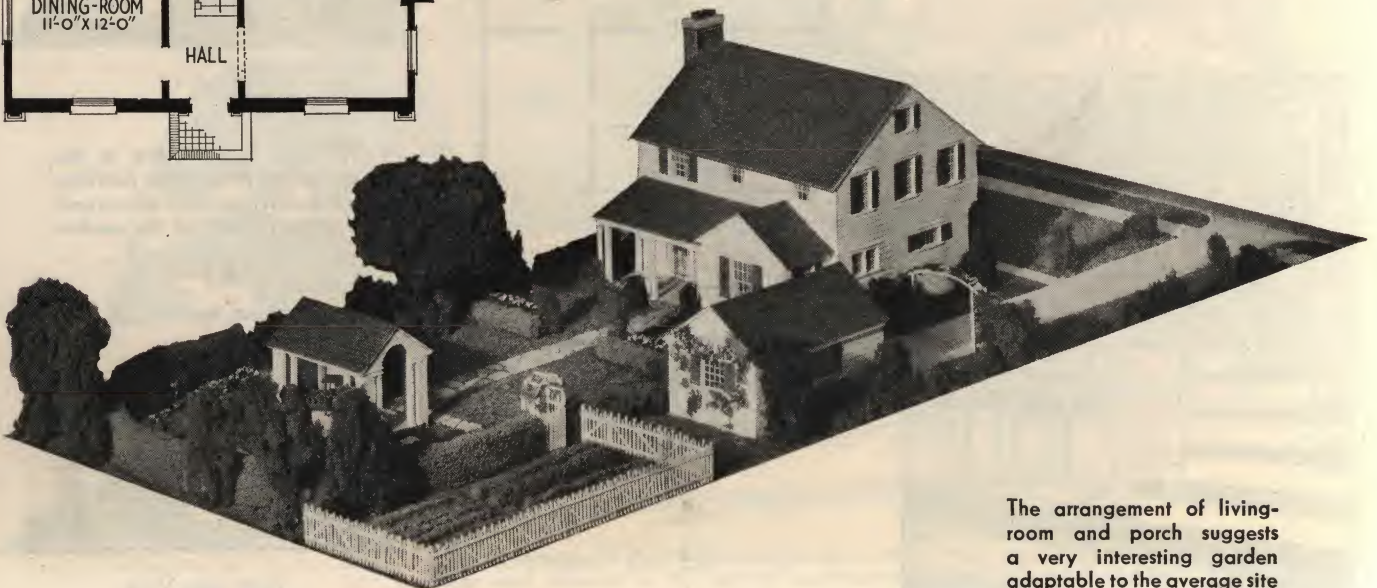
THEN you will note that the second story overhangs the first approxi-

mately one foot, an arrangement that has the practical advantage of providing additional bedroom space above and, at the same time, sheltering the entrance doorway. It also produces a rich effect thru the shadows cast across the front of the house at the second-floor line.

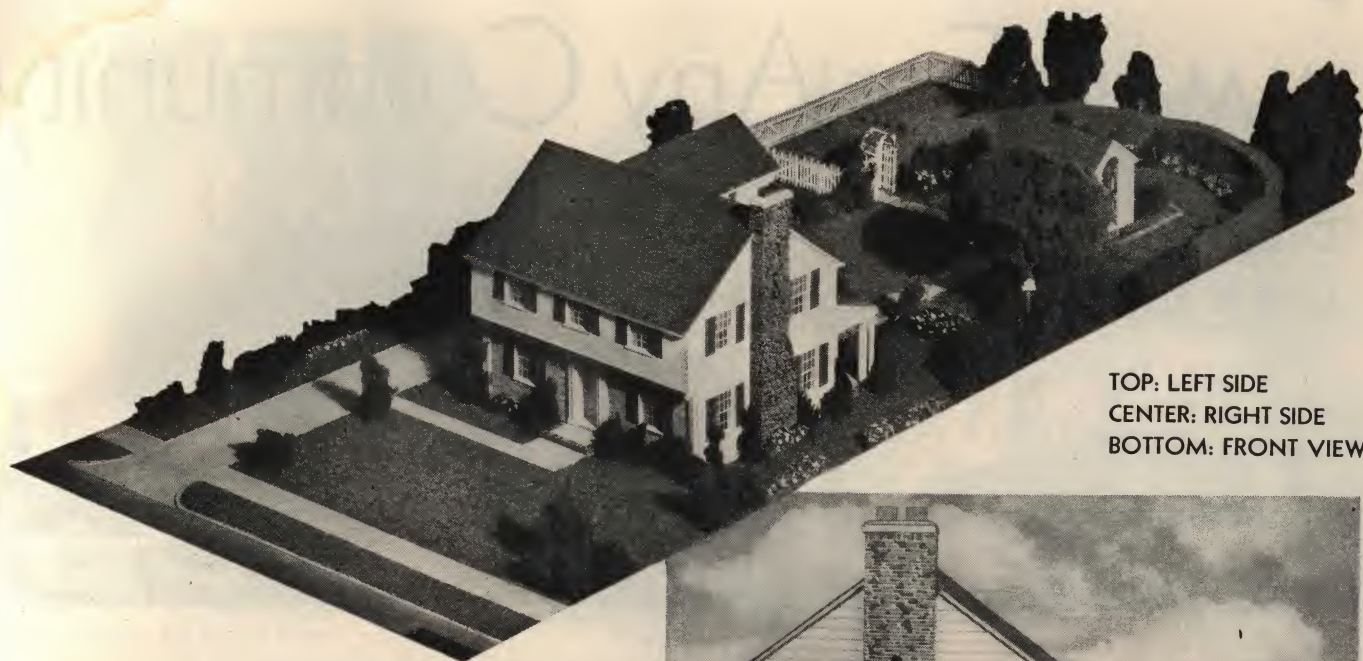
Again, the rear porch, intersecting as it does the one-story wing at the rear, serves to spread the house at its base, giving a very desirable effect of informality to the whole composition.

THE exterior colors follow the traditional scheme of white side walls with green roof and shutters. The stonework of the front wall and the brick chimney rising up the left side provide additional color notes.

As to the interior, the various built-in features and the plan arrangement give an atmosphere of a real home,



The arrangement of living-room and porch suggests a very interesting garden adaptable to the average site



TOP: LEFT SIDE
CENTER: RIGHT SIDE
BOTTOM: FRONT VIEW

planned for beauty and comfort—above all, for convenience. True to the Early American period, the white walls of the living-room are covered with paneled and waxed knotty pine.

AGAIN, in the dining-room, the wall-spacing permits a good arrangement of furniture. Here the walls are designed in formal paneling to three feet above the finished floor, which should be decorated in egg-shell-finish enamel, with wallpaper covering the remainder of the walls.

The breakfast room is pleasant and comfortable, having enough room for breakfast table and chairs, instead of the usual benches, and adequate space is provided for the chairs and for convenience in serving. It is difficult sometimes to find space for the built-in ironing board where proper lighting will justify its location, but in this plan the board fits perfectly on the lavatory wall.

The second-floor plan fits in very well with a home of this type. The rooms are all quite large. The two front bedrooms will accommodate twin beds and a convenient arrangement of a complete bedroom suite besides. Each room has the essential cross-ventilation, and by placing the beds on inside walls protection against drafts is insured. The wood trim in the bedrooms should be enameled white or ivory in a satin finish and the walls papered in Colonial block patterns of appropriate colors.

In the bathroom a large accessory closet is provided for towels, washcloths, and a special storage for medicines.

THE garden plan shown for "A Home of American Ancestry" was designed by the garden-department editor of *Better Homes & Gardens*. As will be seen from the illustrations, he has taken advantage of the features of the house by providing a vista from the rear porch down the random flagwalk and thru the summerhouse, at the rear of which a tiny formal pool is located in a semicircular garden. Back of the garage is an area to be used for a playground or for clothes-drying, behind which is a small vegetable garden attractively fenced.



Bildcost Gardened-Home Plan No. 211

A Model For Any Community

Designed for any section of the United States, for any site—
level or hilly—it fits easily on a 50-foot lot



LEFT-SIDE VIEW



REAR VIEW



RIGHT-SIDE VIEW

By Frank Wallis, ARCHITECT

IN SETTING out to design this cottage, two requisites were ever in my thoughts. In the first place the plan must be modern, practical, and economical. Second, the little home must be designed to give it at once the air of individuality and distinction. And with special emphasis laid on these points, the problem has been solved to a marked degree.

One other thing was carefully sought while duly considering persons with moderate incomes: The plan must be so arranged to fit easily on a 50-foot lot, with the service entrance unmistakably separated from the main doorway and with sufficient driveway space. This, as you can see, has been accomplished comfortably without crowding.

For those who prefer to have more individuality in their home, this French cottage will make an excellent change from the English and American Colonial types. Like many of its predecessors, it has walls of stucco and a roof of either wood shingles or slate. Thus, with such a wide range of adaptability, it is ideally suited to any part of our country. The exterior is made graceful by the low eaves, fine proportions generally, and by the manner in which the living- and dining-room wings build up so well with the main mass of the home. Each of the four views is interesting in itself, but especially on the front do we feel a gentle sweep permitting this home

to be placed with as much ease on hilly ground as on a more level plot. Even the snug little dormers are carefully designed and placed to avoid harsh profiles when seen from the sides.

OSTENSIBLY, there are but five rooms and the bathroom. The plan was kept to this scheme to realize a lower initial cost, also to lessen general household responsibilities. However, for the family that grows, and most families do, a stair to the second floor has been included and located in such a way that it will land upstairs in a logical position for future development, at which time two rooms and an extra bathroom may be finished.

On the first floor notice that there is not a single corner of waste space. The hall, centrally located, embraces all five rooms. This detail is in itself important. The living-room is generous in size and has a high ceiling.

A large French door leads to a restful open terrace facing the garden. Today, more than ever before, we want to live and dine outdoors. So here is an ideal place for those large, gay umbrellas and the accompanying table and chairs of iron. All these may be left out in stormy weather, and besides their practical use, the custom is very much in keeping with the style of the home.

THE two bedrooms are at the rear of the home, where they may enjoy the

privacy and quiet of the garden. The kitchen is compact and arranged to save countless steps. The dining-room is nearly square and centers on a delightful bay window.

Casement windows have been used thruout the home to retain charm and character even in the details. In keeping with the idea of economy wherever it can be practiced, only part of the basement has been excavated to provide space for the essential heating and plumbing fixtures there.

The various materials as combined on the exterior, such as the rough cypress siding, cedar shingles or slate roofing, and the stucco, contribute a great deal of color and harmony. It would be quite characteristic for the stucco to be slightly tinted in merely a shade cast off the white, but kept warm in tone. Where the plot is girt on all sides by an abundance of trees and foliage, pink-tinted stucco with black or gray shutters and weathered tone shingles would result in a charming effect.

As shown by the accompanying drawings, you have a choice of other details for the front-entrance doorway and the dining-room bay window. Any one would be equally fitting, for all reflect the best elements of a quiet and refined French byway. With careful study, you will find this cottage free from expensive habits, and a few generations in the future it will be in as good taste as it is today.

Choose Your Entrance—



1



2



3



4

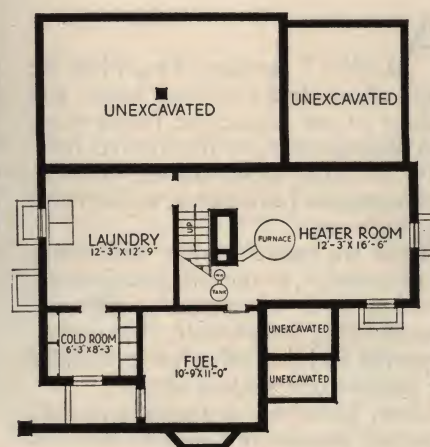
Bildcost Gardened-Home Plan No. 308



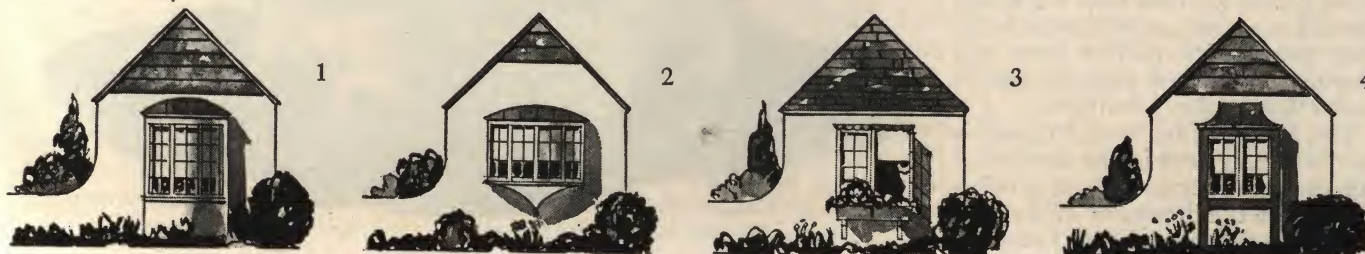
The principal exterior feature is the interesting and well-proportioned roof. Its low eavesline above the side walls, only one story in height, forms a good example of intelligent economy in the use of materials. Carefully planned windows and doors give unity and balance to each side



The interior arrangement provides unusually large rooms, all of them well lighted and ventilated. The living-room is particularly well adapted to good furniture arrangement. Below are four variations of the dining-room bay window, allowing a choice within range of suitable styles



Choose Your Bay Window—





The texture of the contrasting weathered stone blends the chimney and entrance together against the softer effect of stained wood shingles on the main body of the home

The Charm of a Cottage

The Comfort of a Castle

By Willard B. Smith, Jr., ARCHITECT

ALMOST any one of us, when we think of an ideal gardened home, has visions of an attractive living-room and dining-room, a distinctive hallway, a smart, well-planned kitchen, two luxurious bathrooms, and several airy bedrooms.

Then we heave a sigh and come down to earth, as our imagination can envision such an extensive interior only as being inseparable from a very imposing and extensive home, usually far beyond our wildest dreams.

Here, however, is a real gardened home of modest dimensions and exterior, but which actually contains all those prized features that we would like to have combined with the charm that comes with perfect lines and proportions and an arrangement of rooms that is nearly faultless.

The feeling of unity and repose is everywhere evident in the exterior of this charming home. No one detail is featured to the detriment of the others, tho attention is brought naturally

to the main entrance by the converging roof surfaces and sturdy chimney. The texture of the contrasting weathered stone blends the chimney and entrance together against the softer effects of stained wood shingles on the main body of the home. The English cottage style of architecture was used

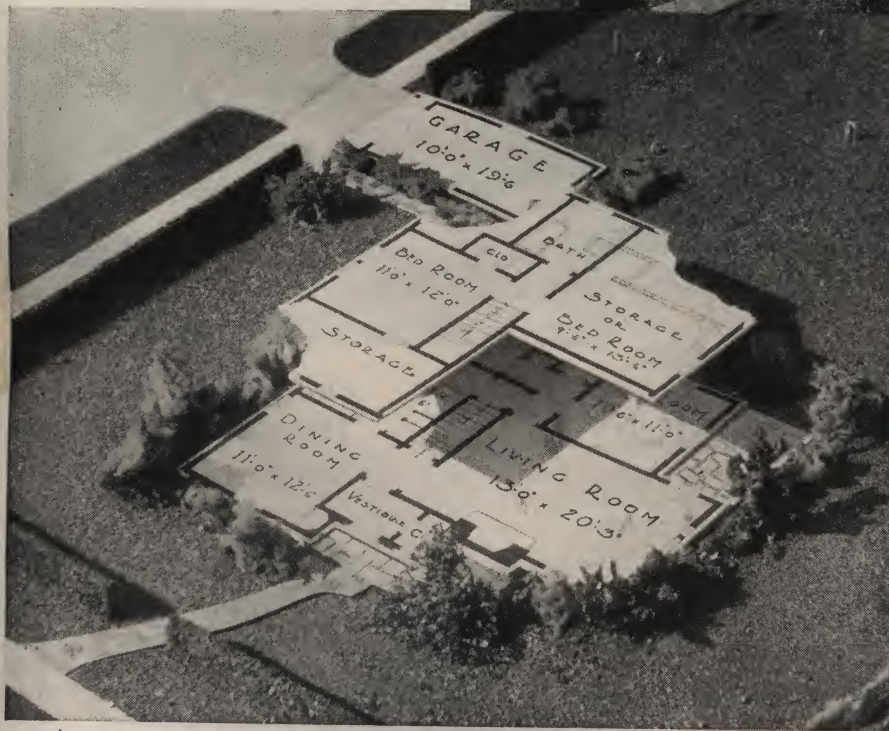
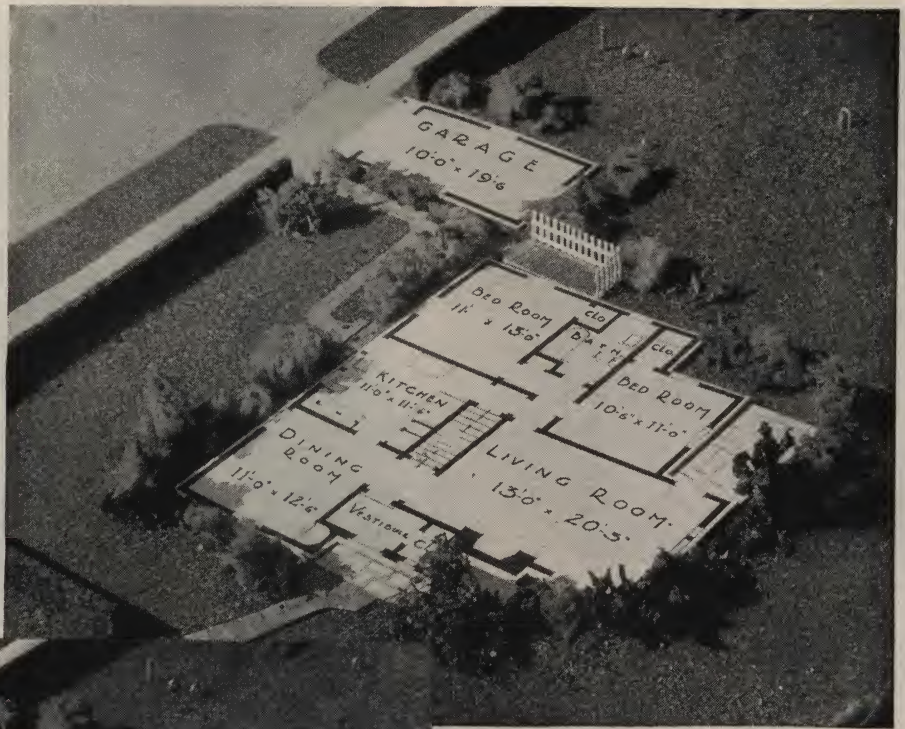
as a basis for the design, tho it was adapted to our climate and really has much of the American Colonial in its make-up.

To find a proper setting for this home would not be difficult. Honest simplicity is expressed in every line, and it would readily accommodate it-



THE exterior of this beautiful Bild-cost Gardened Home combines the gracious lines of the English cottage with the simple dignity of our Colonial tradition. Tho small, its interior arrangement provides many of the features of a much larger home.

—THE EDITORS



Study these floor plans. Live in this gracious little home for a few minutes with the aid of a pencil point—trace your steps from one room to another, look out the many windows that furnish two fine views and cross-ventilation to nearly every room

self to any type of neighborhood. Equally attractive from any angle, a large lot would enhance its appearance, tho its fine character would still be well maintained on a 50-foot lot.

The interior arrangement is not a matter of chance, but the result of a careful study of present-day requirements, the rooms being laid out in a manner that will suit the needs of most home-builders. A number of features unusual in a plan of its extent have been included.

THE living-room is ample in size, and it is sheltered from cold air, drafts, and unexpected intrusions by the large vestibule. It is a room full of life, and the outdoors, with its view in three directions, is made a part of it. The unusually high windows at the end run nearly up to the vaulted ceiling, a French door opens onto the ter-

race, and the single front window allows a view of the street and yet maintains privacy.

NEXT, consider the dining-room across the small hall which separates it from the living-room. Here there is plenty of wall space and a built-in china closet of unusual interest.

The kitchen is particularly well situated, as it is both close to and carefully segregated from both the sleeping quarters and the entrance, and either can be reached very directly without following a circuitous route.

Again, the arrangement of the bedrooms and bathroom is excellent. The three rooms are connected by a corridor of their own in such a way as to remove the usual objections to first-floor bedrooms. The bathroom is located between the sleeping rooms and possesses the two most desirable requi-

sites, privacy and accessibility. It also is an easy room to keep warm, for it has a minimum of exterior wall exposure. One extra bedroom and bathroom are in the second story, to be used as a maid's or guest room, or, if the size of the family requires, a child's bedroom. If still more sleeping accommodations are needed, a fourth bedroom can be had by simply adding a dormer on the rear of the main roof.

The basement likewise is laid out efficiently. The heating room and its fuel bin are separated from the remainder of the space, which is divided between a well-lighted laundry and drying room and another large pleasant room with a rough-brick fireplace, ideal for several different purposes, depending on your choice. It would make an ideal study or recreation room. A small room is designed for fruit and vegetable storage.

Either wide siding or heavy shingles make ➤ an attractive exterior, so take your choice. On this house wide siding has been used to splendid advantage. Surrounded by a fence and suitably landscaped, the house possesses the two most important assets a home can boast—a charming atmosphere and an altogether practical plan. The sheltered entrance, for example, is of more intrinsic value than a stylized facade that lets you stand in the rain. The small bedrooms with ample closets, space for twin beds, and easy access to the bathroom are preferable to much larger rooms with badly located doors, windows, and bathrooms



The design also lends itself to an economical face-brick treatment, for there's no intricate detail outside to run up labor and material costs. No matter from what angle you look at the home, it remains charming. Note the mullioned window to light the dining end of the large living-room. And note the windows in the gable ends for ventilating the storage space under the roof. There's a scuttle in the hall ceiling to this storage space



Every Inch A HOME

Designed by
Theodore Whitehead Davis,
ARCHITECT

HERE'S one of those cute little four-room houses you can pay for much as you pay rent. The difference is that at the end of 20 or 25 years the house belongs all to you, not all to some landlord. From the beginning, it's *your* home.

It's a cottage of Early American inspiration. The design is very simple, yet the proportions have been carefully studied to make the house comfortably accommodate the family of three or four. The directness of the arrangement helps the wife who does her own work.

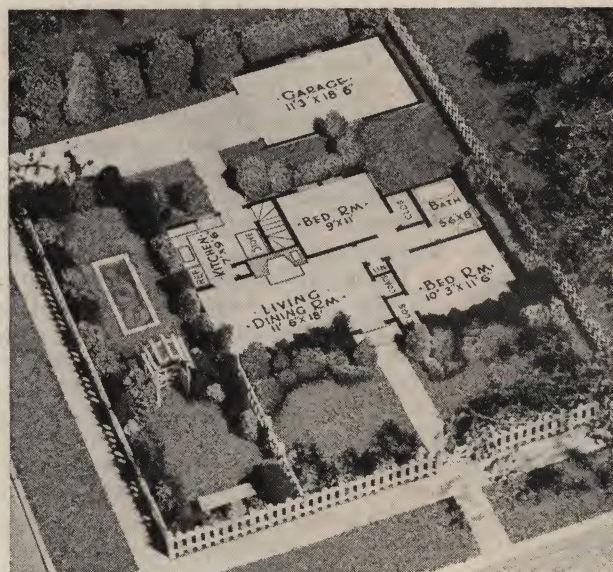
The cottage has an interesting roofline and window arrangement. Its chief decoration is the latticework that gives such a homelike air to the paneled doorway, at the same time creating a feeling of privacy about the little shelter. This shelter will be found to have the added virtue of practicality—protection against weather without any troublesome angles to encourage roof leaks.

The coat closet is near the front door. No need for members of the family to scatter their coats and hats over the living-room. The bedroom closets are large. The linen closet in the hall is handy to the bathroom and both bedrooms. In the kitchen the supply closet and the dish cupboard give full storage room. At the front of the cellar stairs there is a large preserve and storage closet.

THE pipeless furnace requires only one register in the living-room floor. This can be completely concealed when not in use, and there are no radiators to consume valuable space. This is also one of the cheapest heating systems to install and operate. Beneath the living-room there is space for a game room. Two windows would give enough light for ordinary purposes, and are already there. But if you wish to keep down initial costs, you must wait to finish the room. The cellar stairs end almost at the back door, which will keep the ash trail short.

The main entrance has been placed at the opposite end of the living-room so that the guest who arrives at mealtime does not walk directly in upon the family at the table. The hall has been kept as small as possible, yet it serves to shut off the bedrooms from the living quarters.

Place this beautifully gardened cottage on a 50-foot lot, as we show it, and surround it with a low white picket fence, as indicated, and it fairly oozes coziness.



Bildcost Gardened-Home Plan No. 410

Designed by
Verna Cook
Salomonsky

The house is designed so that either the porch side (right) or the bay-window end (below) can face the street. If you choose the latter, the house will snuggle down on a 40-foot city lot



MODEL BY STANTON B. COFFIN

Two-Faced Home

Really small, really low-cost, but so flexible it'll house six



HERE'S a house that gets right down into the low-cost range. It was designed especially for those who like nice things, those who possess good taste, but who don't own half an insurance company, a bank, government bonds, or even a country grocery store.

Well-bred, elastic of plan, it'll house as many as six without confusion and makeshifts. It has either two or three bedrooms to accommodate itself to the size of your family. If necessary, it'll snuggle down on one of those 40-foot lots you find in cities like Cleveland and Detroit. It has ample closet space, an abundance of air and sunshine in every room, a minimum of dark corners, no second floor to climb to, a well-organized kitchen, bay windows to bask in, and, withal, generously proportioned rooms.

Either the porch or bay-window elevation may face the street. For the former, with a driveway, you'll need a 55-foot lot. For the latter, without a driveway, not more than 40 feet. The house is 33 feet wide the narrow way.

IF YOU need only two bedrooms, the house then boasts a separate dining-room with direct access from the living-room and kitchen. When overnight guests drop in on you, you open two closet doors in the dining-room and lower twin beds swung up and concealed therein. These beds are kept made up. If your family needs three bedrooms, the dining-room becomes a permanent bedroom, and you dine in the dining alcove.

The excavated portion of the basement is divided into two generous rooms, one for the heating plant and laundry trays, the other for storage. Dressed up and given a fireplace, this storage room would become a cozy game-room.

The suggested color scheme for the shingled exterior, tho restful in its simplicity, is not lacking in vigor. Side walls, shutters, and trim are white; the roof a natural weathered gray; the entrance door a striking tomato red.

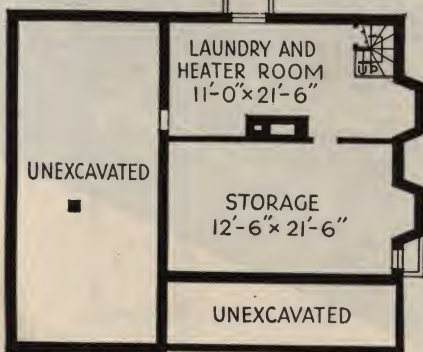
On the interior the detail of the trim, the fireplace mantel, the stairway, and the bay windows is delicate. This "reduction of scale" seemingly enlarges the rooms. Because the bay windows continue down to the foundation, the floors of the bays are on the same surface as those of the rooms, which is splendid when you group furniture in the bay areas.

You'll find this an honest house, without sham or tricks. It's one of *Better Homes & Gardens'* attempts to give hundreds of families a house they can afford to build. Few Americans owned their own automobiles until the industry produced small, low-cost cars.

FIRST FLOOR



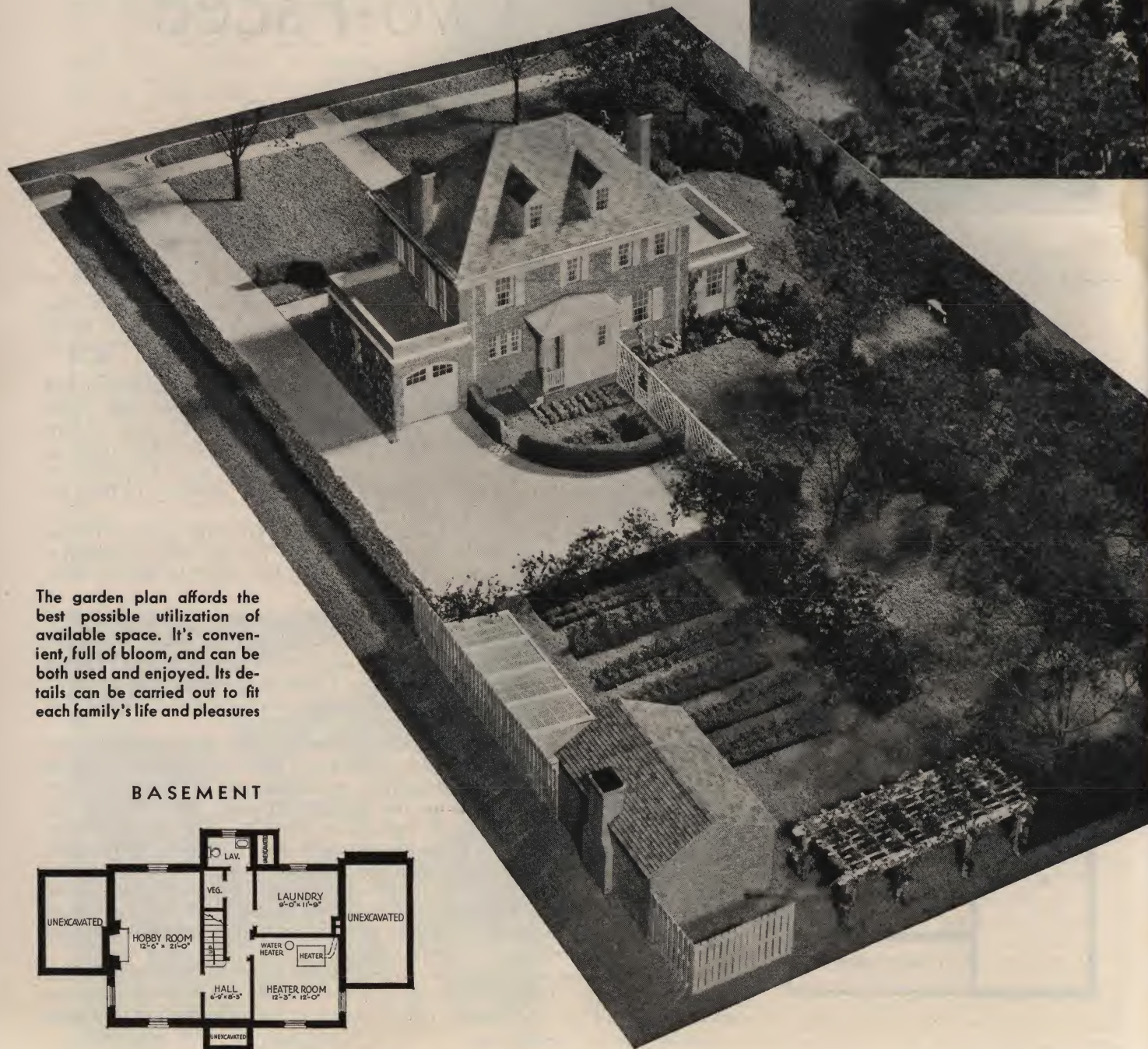
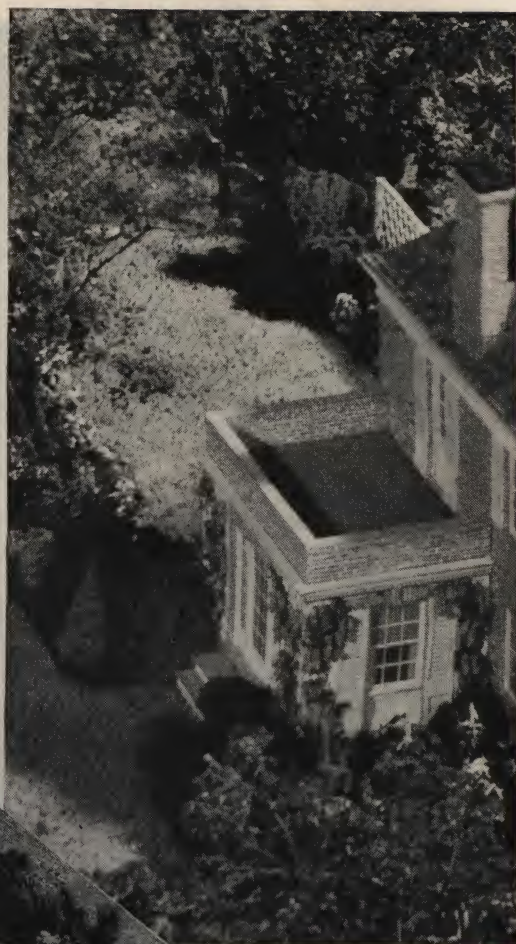
BASEMENT



A Georgian House

THAT HAS EVERYTHING

By A. Raymond Ellis, ARCHITECT

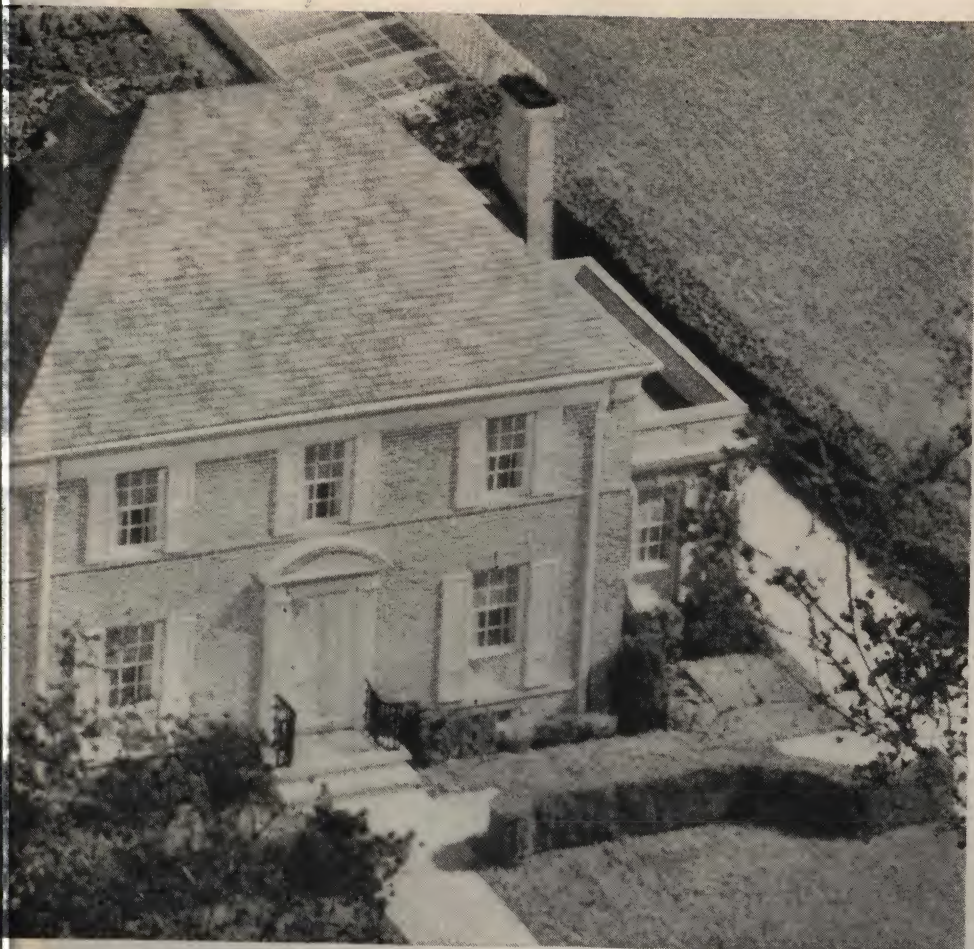


The garden plan affords the best possible utilization of available space. It's convenient, full of bloom, and can be both used and enjoyed. Its details can be carried out to fit each family's life and pleasures

BASEMENT



Bildcost Gardened-Home Plan No. 504



THE black wrought-iron railing at each side of the door is finished with a brass finial and they're both set into a flagstone platform.

The foundation supporting the walls is concrete, altho it may be stone or brick if in your city these materials cost less. The walls themselves are built of brick in slightly variegated shades of light red, laid in warm chrome-color mortar. The construction could be either of solid brick, 8 inches thick, waterproofed, and insulated on the interior surface, or simply a veneer of 4-inch thick-

ness built over a well-insulated frame structure.

Against this warm brick background it seems to me that the beautifully designed white-painted entrance door, with its delicately fluted pilasters and pediment above, and the window frames, denticulated cornice, and the shutters stand out in pleasant contrast—a contrast heightened and richly intensified by the variegated slate roof, with its blue, maroon, and gray shingles. Yes, if you prefer, you could use edge-grain shingles in driftwood gray or very dark gray.

That roof is what architects call a "hip" roof. It's so plain and so simple to build that it frees the carpenter's work of all complications, therefore takes less time and hence costs less

money. Its shape also allows easy application of insulation, in board, blanket, metal foil, or loose fill, so necessary to comfort and inexpensive, easy heating.

This Georgian house everywhere used the best materials but is so designed that they are assembled economically. It isn't necessarily the cost of materials that runs up the price of a house; it's the building cost—the cost to shape them to a design. And so we have straight walls relieved at the window-sill levels by slightly projected horizontal string courses and regularly spaced windows, which make it easy for the brickmason to lay up his work rapidly. He doesn't have to stop to slip brick on corners and angles, fuss with built-in ornamental details.

What about girders? Well, they're steel for the first floor because they cost but little more than wood and their added rigidity and the bending they eliminate keep shrinkage around the baseboards down to a minimum and prevent the uneven floors which many houses develop a few years after they're built.

The sunroom and garage roofs—the left and right one-story wings respectively—are of frame construction covered with tar and gravel roofing. Over them, if you wish to use them as decks, you can lay a removable slat floor, in sections. Another method would be to lay heavy deck canvas well painted, like the deck of a yacht. Either will stand up well under hard use, such as contraction and expansion from the weather and the abrasion made by the nails in the heels of shoes.

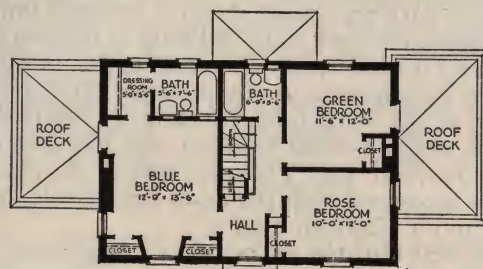
To prevent air and rain leakage, window and door frames are well caulked into the brick walls. The exterior woodwork is all pine, including the doors, windows, shutters, and lattice work, and to protect and preserve the wood, as well as the two coats of lead and oil paint applied to it, it has been given an aluminum priming, or first, coat.

All the windows are weather-stripped and have for summer copper-bronze wire screens and for winter, storm sash.

FIRST FLOOR



SECOND FLOOR

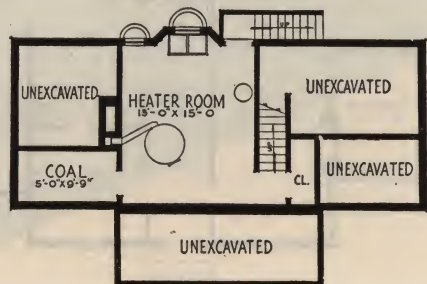
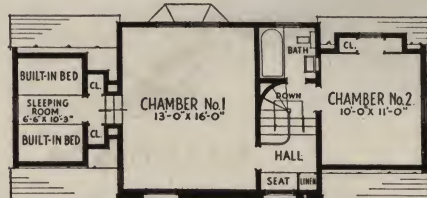
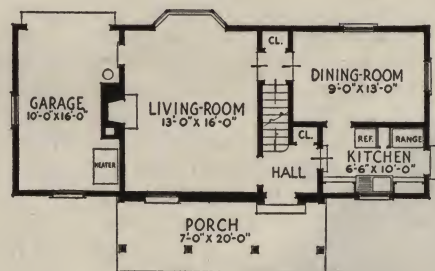


A HOUSE FOR THE South

PHOTOGRAPHS BY EDWIN A. FALK



By Stratton O. Hammon, ARCHITECT



THESE two houses have an identical plan of room arrangement. Only their exteriors are different.

The House for the South is distinguished by its tall-columned porch, covering the delightful lie-on-your-stomach windows. The roof is weathered brown interspersed with gray, and the shutters are dark green.

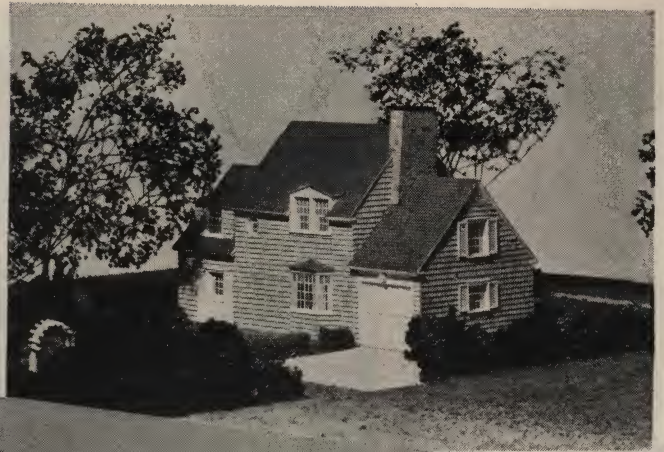
The House for the North, as you can see, is covered chiefly with light gray weathered wood shingles. The roof should be of dark gray wood shingles, fireproof imitation wood shingles, or black slate. All trim is painted white.

With few exceptions, the same description of the interior will fit both houses, as the principal difference is in the design of the living-room paneling. In the House for the North, random-width moulded edge boarding covers the entire fireplace wall. The same wall of the House for the South is covered with the more formal stile and rail paneling and a Georgian mantel.

As you step into the entrance hall, a glimpse of the circular upper portion of the stairway is obtained. This

Bildcost Gardened-Home Plan No. 506

A HOUSE FOR THE North



Left: rear view of "A House for the South." Above: rear view, from the same position, of "A House for the North"

view is framed in the paneling which conceals the coat closet, to the right, with its scrolled valance extending over the first steps. On the right wall is a door to the kitchen.

To the left we enter the living-room. This room is of good size and is made to appear even larger by the arrangement of windows and fireplace, which gives unusual wall space. A large bay window adds to the cheerfulness.

Entrance to the dining-room is gained by taking two steps down thru a deep cased opening. The sides of this opening appear to be paneled, but in reality these are doors to cabinets, each one as wide as the stair. They provide ample closet space for dining-room accessories and linens, as well as books and card table for the living-room.

THE kitchen is so arranged that meals can be prepared with a minimum of effort. Everything is at fingertips. The sink under the window is flanked on each side by wide cabinets, each with a working shelf. The opposite wall is taken by the refrigerator, range, and closet. These are recessed and the space over them devoted to storage cabinets. The range is ventilated by an electric fan.

The second floor is on two levels, the lower of which is occupied by the smaller bedroom and the bathroom,

which in this position is easy to reach from the first floor.

Three steps up bring us to the well-placed linen closet and on into the large bedroom. It really should not be called a "bedroom," because the beds are built into the adjoining room, called, for want of a better name, "sleeping room."

One walks into the sleeping room thru an arched passage that has doors on each side to the closets. Extra-large beds are built over large storage drawers on each side of the room. This feature will be appreciated on cold mornings upon making the jump into the warm bedroom.

ALL rooms have cross-ventilation and there is a total of nine closets. Heavy insulation insures comfort in the House for the North in winter and in the House for the South in summer.

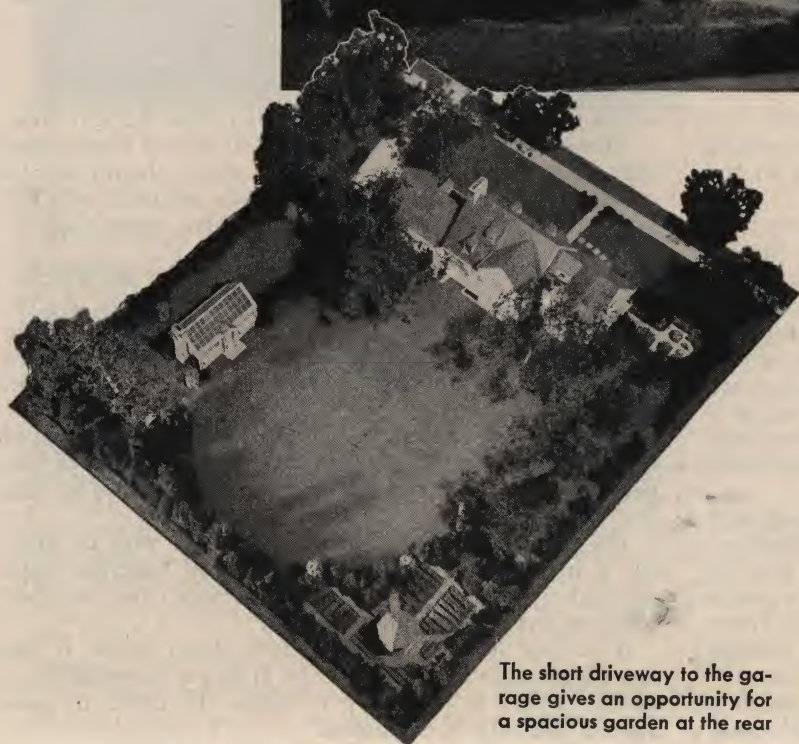
The plans on page 32 show either house with or without a basement. If a basement is used concrete steps descend directly below the other stairway from the door between living- and dining-rooms.

A 50-foot lot will accommodate either house if the drive is brought in from the rear. If this is not possible, a 55-foot width is necessary to allow the drive to pass around the side of the house.

The first unit includes accommodations of a typical apartment, three bedrooms, living-room, and kitchen

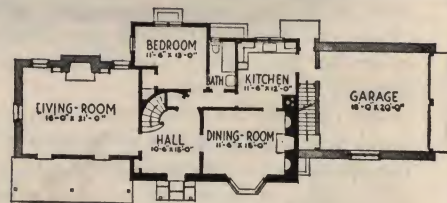


The second unit is a two-car garage wing with roomy storage space above. It adds pleasant exterior lines

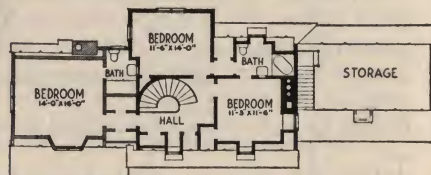


The short driveway to the garage gives an opportunity for a spacious garden at the rear

FIRST FLOOR



SECOND FLOOR



BASEMENT



A Home to Grow With

The Three-Unit House

By Verna Cook Salomonsky, ARCHITECT

MANY today are inspired with the building urge, but feel that their aspirations are not in accord with the limitations of their means, even tho their aspirations are not for air castles. They do, however, feel, quite properly, that in planning a home they should plan for the future rather than merely meet present requirements.

The unit house, or one built in sections, with one section now and others later on, as the budget grows, has been successfully and economically achieved, as a solution of their problem.

They prefer a small home of about the proportions of a city apartment, but isolated, where living and maintenance expenses will not prove too burdensome. Here the novelty of homemaking in one's own home is of not so arduous a nature as to engender regrets for the experiment.

THEN, after a time, may be built the garage wing, with space for rooms above—perhaps servants' quarters, or a store room, or even a playroom for children. And lastly may be added the living-room unit in the form of another abutting wing, with a large bedroom and a bath on the floor above.

The planning of a house to be built in several stages requires careful consideration of both present and future necessities, requirements, and comforts. The interlocking of units is of

paramount importance, so that practically no added expense will be incurred by this procedure. In other words, the exterior surface of a wall which will, at first, be exposed but later will form a dividing link between two units, should not be faced with a costly material which will eventually have to be ripped down, or which will be hidden by the added portion. If this course is not followed, an unwise expenditure will result, and the avoidance of such an expenditure is, of course, the burden of this story.

WE START by building the central unit—a modified duplex apartment. It has a living-room, kitchen, stair hall, and one bedroom, with its bath, on the first floor, and two bedrooms and one bathroom on the floor above. The cellar accommodates the heater room and laundry. The bedroom on the first floor combined with its bathroom has a flexible purpose. It may be a servant's room, a guest room, or form a suite on the main floor for a member of the family to whom stair-climbing is a difficulty. The bathroom may well serve the purpose of a lavatory as well.

This living-room is only a temporary one, actually becoming the dining-room of the completed house. Flanked on either side of the fireplace is a circular niche—china cabinets in the future when this room becomes

the dining-room, but at present, used for books.

This first unit boasts a gracious hall with circular stairs, under which is tucked a coat closet. Double doors open into the future dining-room, resting, when open, against the papered walls of this room. These doors are of knotty pine on the dining-room side, matching the woodwork, and are painted on the hall side.

The treads and handrail of the stairs are of birch, stained and waxed to a dark mahogany color. The baseboard and wall string of the stairs may be black to give an accent to the color scheme, and also to perform a practical service in housekeeping.

Wide, random-width oak planking, screwed down and pegged, covers the floors of both hall and dining-room, while strip oak flooring is used in the remainder of the house, with two exceptions—kitchen and lavatory. Here pine is laid to receive future linoleum.

The exterior of the house presents a story and a half of structure. The low horizontal eaves of the roof, topped with dormers, permit pleasing proportions at each of the three stages of development.

Native stone, roughly laid in horizontal beds of white mortar, together with the exterior woodwork painted white, gives, with its informality and cheerfulness, a welcoming appearance. Black slates cover the roof.

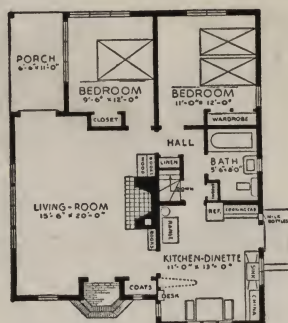
Unit Number 3, with its living-room below and bedroom above, completes a charming home



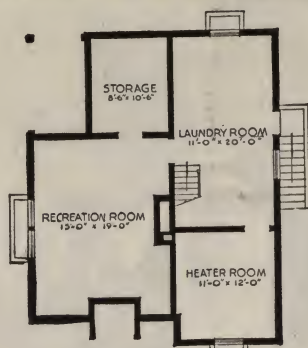


LEFT FRONT VIEW: Vertical accent in the planking and moulded strips give a pleasant feeling of height to the exterior walls

BELOW: The room arrangement, in so small an area, is amazingly complete and compact, and has many built-in conveniences



FIRST FLOOR



BASEMENT



"Come Hither" House

By Ethel M. Crosby, ARCHITECT

DUBBED the "Come Hither" House it was, because, besides being convenient according to modern home-making standards, and as comfortably snug as a bug in a rug, this little gardened home has that quality which architects call "lure." The more you look at it the more attached to it you become. It has the simple, distinctive design characteristic of Bildcost Plans.

If you're looking for a 4-room house and, what's more, an architectural gem of a little house that won't require a very stout pocketbook to realize, this little house, we'd say, is the end of your search. It's comparatively inexpensive to build; for one reason, because it has the fewest possible angles. Moreover, esthetically, so many little houses could so easily have been as attractive as this one if their owners had employed good architects to supervise their construction. A little attention to proportion—that is, the relation of walls and roof and window and door openings—does, as you can see, make

a little house as attractive as a more elaborate one.

ALTHO designed for a 50-foot lot, and sophisticated enough for a suburban neighborhood, "Come Hither" would be quite as much at home in the country. It's finished outside with first-grade battens, planed 1 x 12's, with siding gables, but shingles or shakes could be used quite as effectively. For a new and rather different effect, the outside could be either oiled or varnished, and a bit of brightly colored peasant design added to the little triangles at either side of the front entrance and to the flower box. The windows are small-paned casements, and the front and back doors are handmade, of the Dutch variety which women find especially practical.

THE house inside is finished with fir plywood beautifully grained and easily applied. It could be varnished with one coat, to give a soft orangey tone

for the living-room, and painted with a thin coat to show the grain, for the bedrooms.

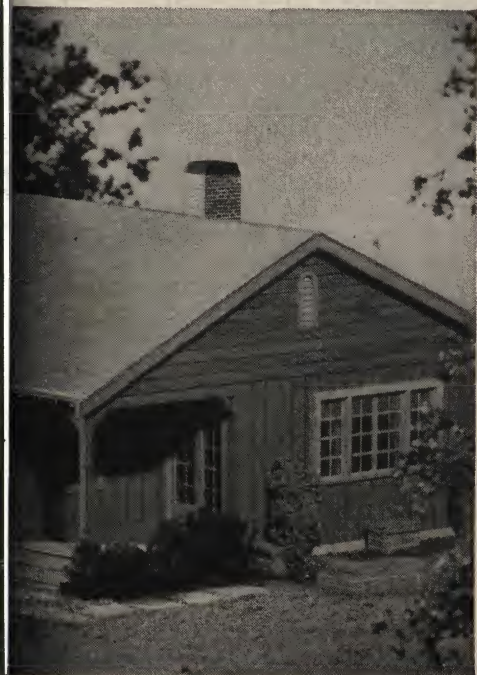
THE house is conveniently and compactly planned, yet spacious, as study of the detailed architectural blueprints will show you if you care to buy them. The living-room has plenty of sunlight thru its east and south windows, and the French doors opening onto a small porch at the back give access to the garden. This porch can be glassed in if you wish.

The kitchen is a homelike room, finished in natural wood with a 3-foot 6-inch wainscot and washable wallpaper above.

In the basement is space for a garage if, instead of the detached garage shown, you wish to have it there and your local building laws permit it. Also in the basement are the heater room and a recreation room. The laundry trays are economically and handily placed below the bathroom plumbing.

RIGHT FRONT VIEW: Attractive entrances and well-placed windows give unusual distinction to this Bildcost gardened home

RIGHT REAR VIEW: The porch, opening from the living-room, leads directly to the garden as shown in the photograph below





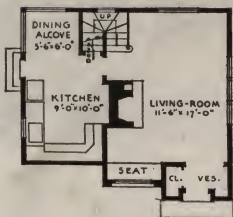
Small in scale but complete for the requirements of a small family, the story-and-a-half Tom Thumb is ideal in arrangement and exterior lines. Above, left rear; right, front view

By Silas E. Nelsen

ARCHITECT

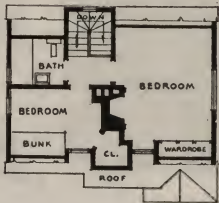


Floor Plans

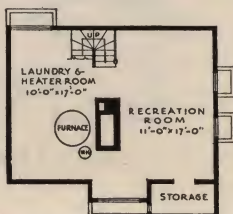


The first floor of the story-and-a-half Tom Thumb is compact, yet full of desirable features

The second floor contains two bedrooms, both cross-ventilated, a bathroom, and excellent closet space



The basement has all the features of a much larger house, including a good recreation room



THESE two little gardened homes embody one present-day trend in home design. They're the result of careful study to give you homes which combine the conveniences of the modern apartment and at the same time preserve the best American tradition in architecture.

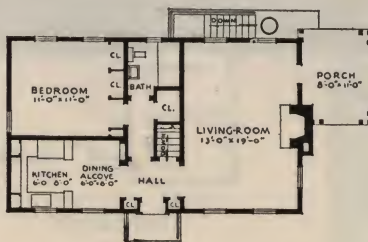
They'll fill, *Better Homes & Gardens* predicts, a crying need all over America, where the apartment has demonstrated that a small space with practical built-in conveniences is very livable. For they're practically apartments, set down among the flowers, trees, and lawn, but having the added advantage of individual privacy. Their appeal lies in the fact that they're pleasing to the eye, contain ample

space for the small family, and are, besides, and more important, inexpensive to build.

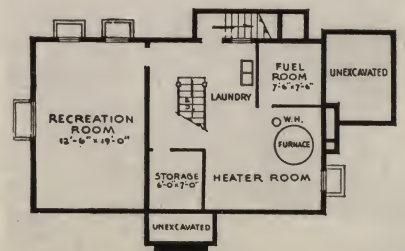
Their exteriors are treated in a simple Early American character. The walls are shown with wide clapboards, but may also be equally attractive built with shingles or split shakes. The plank shutters shown are made of cedar or pine and put together with cleats in the good old-fashioned way.

All the exterior detail is carefully designed and planned to be in perfect harmony with the size of each house and to give an atmosphere of dignity in any setting.

It's unusual to find in plans so small the livable qualities worked into the arrangement and designs. All the com-



The one-story Tom Thumb first-floor plan



The basement, complete with outside entrance

Tom Thumb

GARDENED-HOME PLANS



The one-story Tom Thumb home, too, is roomy and comfortable for young or elderly couples. Nothing of architectural merit is lost. Above, right rear; below, the front view



forts of the usual house twice their size are contained in these compact plans. There is, moreover, an abundance of light, without the appearance of the walls being all windows.

In both these gardened homes the full basements permit ample room for a heating plant, fuel storage, nicely lighted laundry, built-in storage lockers, and fruit closets. The large basement sash are set in areaways.

IN THE story-and-a-half Tom Thumb home, entrance is made into a small vestibule directly off the living-room and one step lower. Into this vestibule is built a coat closet, having outside ventilation thru a small louver. The living-room from here, with its fireplace, bay window, and a portion of the stairway showing, presents a homelike picture. The light comes from three sides, thru large windows, which gives this living-room a cheerful atmosphere. The kitchen is laid out in a most modern manner and permits a refrigerator near the rear delivery door convenient to the work counter. The back part of the fireplace forms an interesting brick niche just large enough to back up the range. The bricks are left exposed in this niche, or may be plastered over if you prefer. The cupboards are designed with toe room at the floor, preventing scuffing, and

with ample drawers and shelving. They contain storage space for the average small-family needs and for the use of modern electrical appliances. The dining alcove occupies a small space off the kitchen and with its large corner windows, taking up two of the wall spaces, is very cheerful. Entrance to the basement is made from the kitchen, utilizing the space under the second-floor stairway.

THE second floor contains a complete bathroom large enough for any small home, and its location, just off the hallway, is convenient to the bedrooms and the first floor. The smaller bedroom has a very interesting built-in bunk, utilizing the sloping portion of the roof, and is built of knotty pine. There are also a built-in closet and windows on two walls, making this an ideal room for any age. The larger bedroom contains built-in wardrobes, a fireplace, and has windows on two walls, permitting cross-ventilation.

THE one-story Tom Thumb gardened home has its entrance opening into an entry hall, from which all rooms may be entered. The two coat wardrobes directly off the entrance are a practical built-in feature. Entrance to the basement is made from this entry hallway.

The fireplace, low ceiling, and win-

dows on three sides in the living-room make it very pleasant. The plan calls for either a wood-panel wall on the fireplace side or an alternate vertical-plank scheme which tends to keep this room in harmony with the exterior.

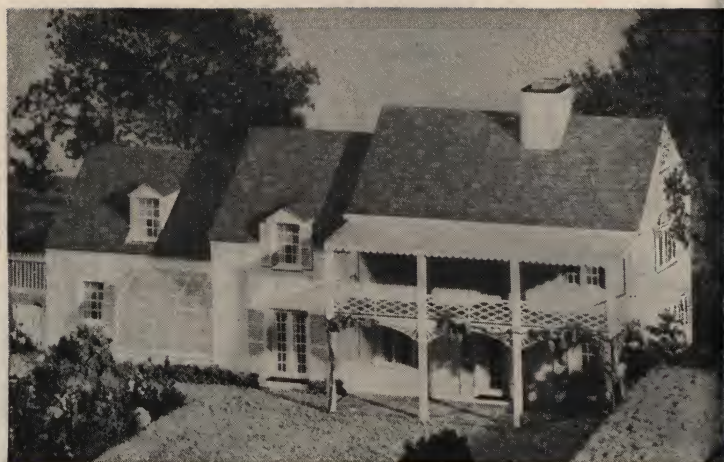
The size of the bedroom is ample, and two arrangements are possible for locating a double bed or twin beds. The wardrobe is built in and has storage space equal to a closet twice its size. The bathroom arrangement permits easy access to all rooms of the house, and by closing the hall door the bedroom and bathroom are made into a private apartment. An arrangement of kitchen and dining alcove that has proved most satisfactory in many small apartments has been successfully worked into the plan. In the kitchen are well-laid-out cupboards, refrigerator, range, and storage spaces.

IN ALMOST every room of both gardened homes are other studied conveniences, including cupboards, medicine chest, and linen closets.

Better Homes & Gardens advises you not to build either of these homes, or any other Bildcost Gardened Home, without supervision of a good architect. Instead of costing you additional money, he'll save you money, and insure your getting, besides good design, sound and good construction.

A HOME OF DISTINCTIVE MERIT

Verna Cook Salomonsky, ARCHITECT



The rear side is a delightful background for the spacious garden



A close-up of the attractive front "face" . . . white-painted brick, green shutters, little dormer windows, casually rambling roofs

AT THE first glance at this Bildcost Gardened Home, we believe you'll notice that it caters to varying moods.

As you've guessed perhaps, all the major rooms—the living-room, library, and dining-room downstairs, and all the bedrooms upstairs—look out on the garden.

The Two-Story Gardened Porch is the theme of this design, and is, on the ground floor, an ample veranda with French doors opening into the living-room and sheltering the curved bay window of the library. The upper porch, level with the second floor, has the advantage of being either open or shaded at the roof.

The exterior walls of the home are of common brick, laid 4 inches thick, and veneered to a framework of wood studding. Diagonal sheathing covers the studs, and in turn is covered with a heavy, pliable building paper before the brickwork is commenced. Beneath the brick-

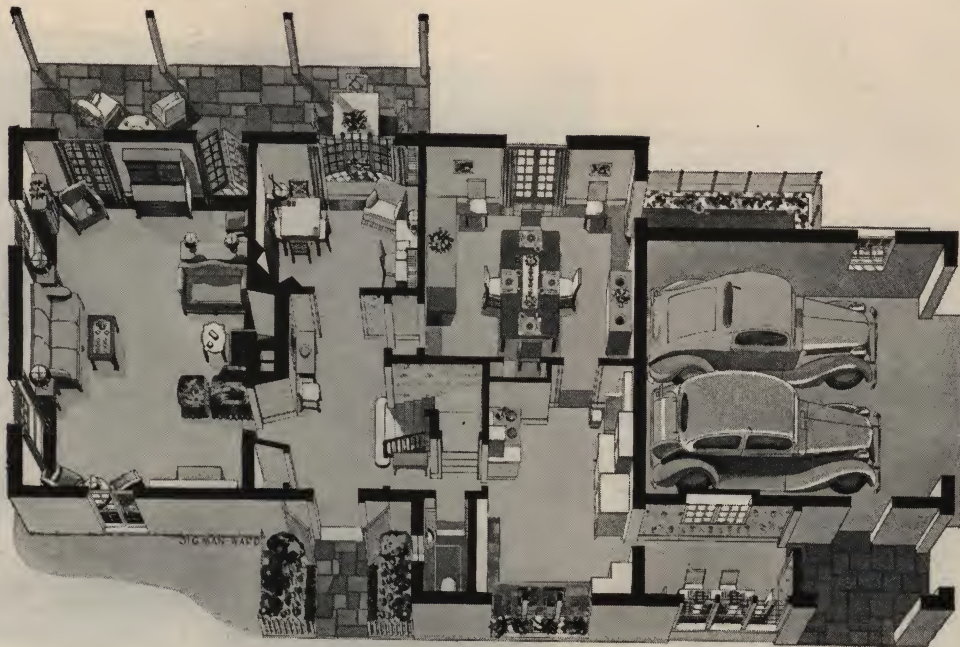
work the exterior walls have been completely protected, as has the space between the rafters over the exposed ceilings. In this way we've literally inclosed this house in a complete blanket which will continue to give living comfort and reduce your fuel bills by a third or more for all the years to come.

I painted the exterior brick walls with cement-base paint. The same general effect could have been obtained with any one of a number of ready-mixed masonry paints, all of which have a tendency to seal the pores of the brick and mortar joints and so prolong the life of the walls. To complete the idea of a white house, all the exterior woodwork, with one exception, has been painted white. The exception is the two pairs of shutters on the second story of the street side, where we thought a touch of midnight green would give a note of richness to the house.

Bildcost Gardened-Home Plan No. 604

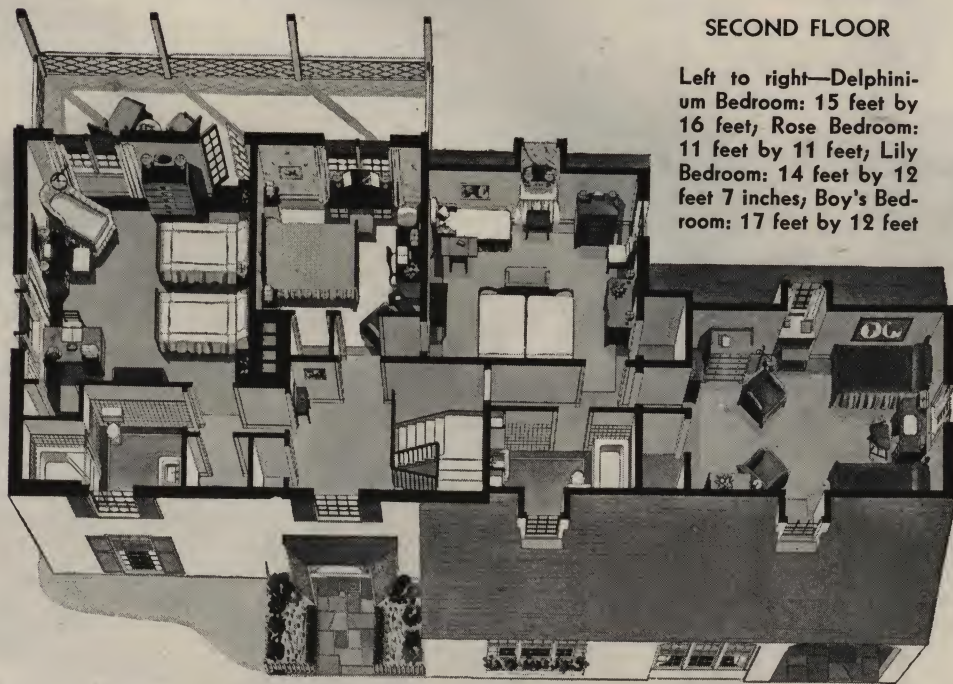
FIRST FLOOR

Left to right—Living-Room: 15 feet by 23 feet; Library: 11 feet by 9 feet 8 inches; Dining-Room: 14 feet by 14 feet; Kitchen: 9 feet 8 inches by 12 feet; Breakfast: 10 feet by 6 feet; Garage: 17 feet by 20 feet



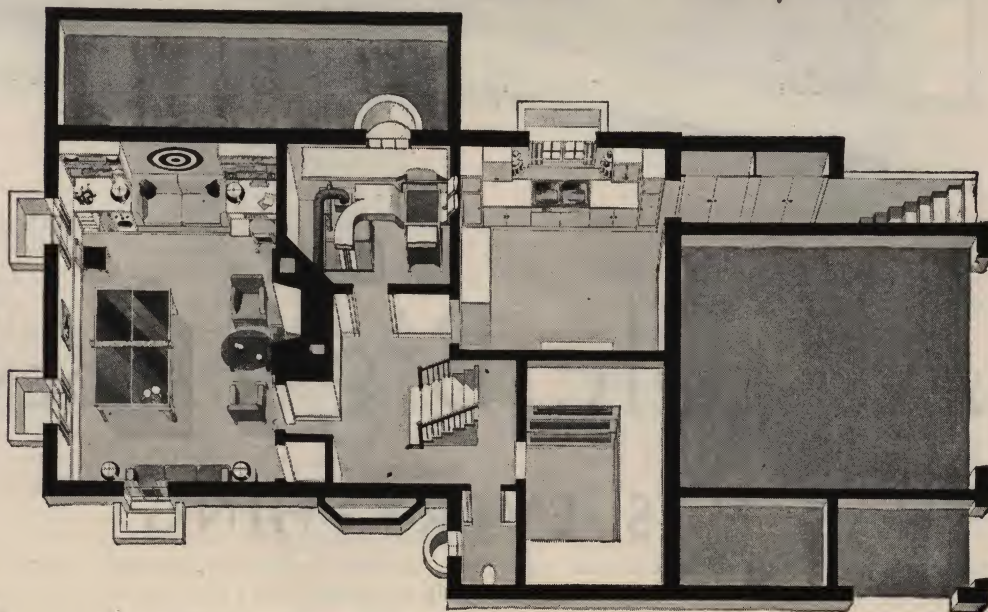
SECOND FLOOR

Left to right—Delphinium Bedroom: 15 feet by 16 feet; Rose Bedroom: 11 feet by 11 feet; Lily Bedroom: 14 feet by 12 feet 7 inches; Boy's Bedroom: 17 feet by 12 feet



BASEMENT

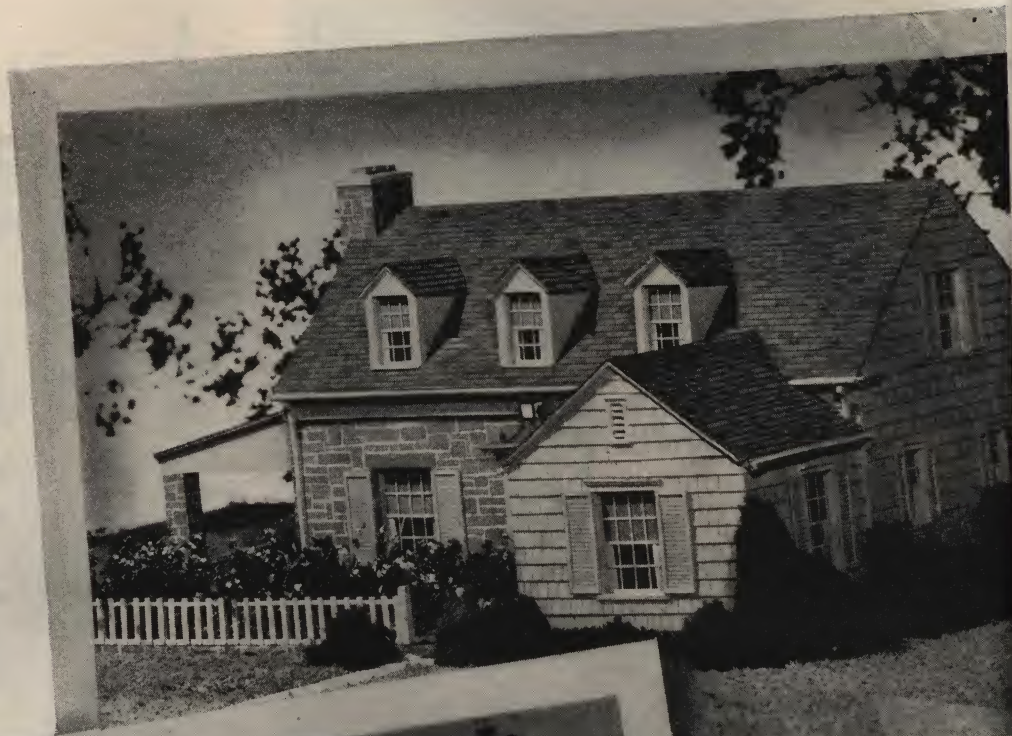
Left to right—Game Room: 16 feet by 22 feet 6 inches; Heater Room: 11 feet by 9 feet 3 inches; Laundry Room: 13 feet 6 inches by 13 feet 6 inches; Storage Room: 9 feet by 15 feet



MODEL BY STANTON B. COFFIN;
PHOTOGRAPHS BY EDWIN A. FALK

A judicious variety of painted shingles or clapboards combined with stone removes any chance for monotony of line or texture and helps to create an atmosphere of sturdiness and stability

Weathered dark red shingles on the roof are unobtrusively colorful and ivory dormer-window sash and doors are at once harmonious and most enlivening



A Little Big GARDENED HOME THAT HAS EVERYTHING

By Elliott Lea, ARCHITECT

Bildcost Gardened-Home Plan No. 605

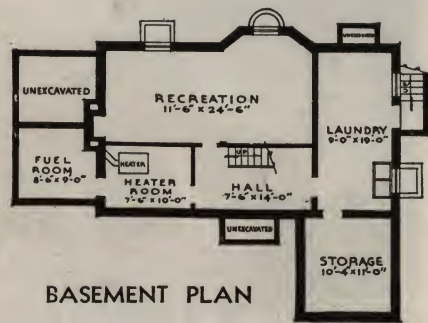
The lines of the house, with the horizontal strongly accented to heighten the illusion of unusual breadth, are pleasant and restful



FIRST FLOOR



SECOND FLOOR



BASEMENT PLAN

TWO outstanding characteristics set this house apart from the average—its small over-all size, making it economical to build and to maintain, and its unexpectedly complete and generous living facilities.

Of almost doll-like proportions, it nevertheless approximates in plan and in number and size of rooms those houses generally beyond the average purse. As you can see, it has within its small area six major rooms, two bathrooms, a lower and an upper hall, and an adequate and well-lighted storage space. It isn't a tricky house, there are no double-purpose rooms, it doesn't

demand any especially designed furniture to make it livable, and it doesn't require that its occupants change their mode of living.

It has all the rooms custom and social usage, as well as downright necessity, dictate, but it's held to its economical and delightful size because each room is planned for function rather than for mere space.

IN ITS plan as well as in the design of its exterior and interior appointments, the house speaks of comfort, ease, and dignity. It's adaptable to a wide lot or a narrow one, merely by turning it one

way or the other. And its cost may readily be controlled and brought within any average budget merely by limiting or extending its appointments and the quality of its material.

THE style of the exterior might, for want of a better term, be called Early American; it does, in its details, claim some kinship with that period. But really, in design this house stands on its own feet. It's a sincere and frank expression of its purpose, which is to attain a home of more than ordinary comfort and distinction for an extremely moderate price.

IT'S Fault-proof

By George B. Hall, ARCHITECT



PHOTOGRAPH, COURTESY OF JOHNS-MANVILLE

▲ The picture story of the triple-insulated method of construction: 1, asbestos shingles on exterior walls (also on roof); 2, wall-thick bats of rock-wool insulation fill hollow between the studs; 3, steel wire-reinforcing mesh plaster walls eliminate falling plaster and greatly reduce probability of cracks

AMONG the most outstanding features of this Bildcost home are the wall and roof materials and construction. It's triple insulated. Don't think for a moment that this implies any new, untried method, available only in certain sections and under special conditions. On the contrary, the house is of frame construction, in the manner familiar to every carpenter in the country. And the material can be had anywhere in these house-conscious United States.

On the outside of the studs there's sheathing and then building paper in the usual manner. But on the very outside is a new type of asbestos shingle which should be welcome news to everyone contemplating building a new house or renovating the outside of an old one. It's absolutely fire-proof. True, there have been fireproof shingles before, but not until recently did they simulate the variation or the texture of real wood. There's now available, however, an asbestos wood-textured shingle in a light gray (or off-white) color. It's also available in other colors.

Between the studs there's rock wool. At all seasons of the year it will keep the temperature on the outside and on the inside from getting friendly with each other. More than that, should a fire start thru any mishap, such as a short-circuit, it wouldn't get much encouragement from non-inflammable rock wool, packed closely from top to bottom between all studs.

The interiors are plastered on a new steel wire-reinforcing mesh which is imbedded in the plaster and greatly reduces the probability of cracks. Furthermore, the steel-wire mesh construction strength-



▲ A bay window below and three half-dormers above add a great deal of interest to the rear of the home

MODEL BY STANTON B. COFFIN; PHOTOGRAPHS BY EDWIN A. FALK



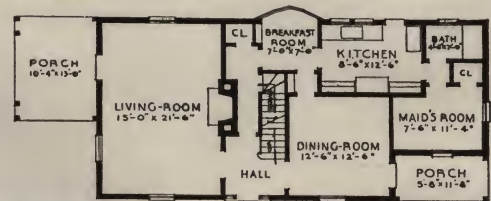
Bildcost Gardened-Home Plan No. 606

ens the plaster slab, eliminates lath marks (thus reducing redecorating costs), and minimizes the fire hazard in walls and ceilings.

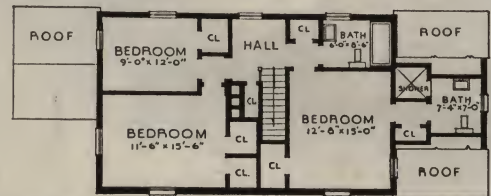
The house is protected from fire on the roof and on the sides by its asbestos roof and wall shingles. Termites will be unable to force an entry or to devour the wall material. The plaster won't crack, or negligibly, if at all, because of the special wire mesh which takes the place of ordinary lath.

The most popular plan in America has the stairs in the center, living-room to one side, while to the other are dining-room and kitchen. This triple-insulated Bildcost Gardened Home follows this general pattern, but not without adding some improvements. First, there's the breakfast room to the rear of the stairs, and more than merely having a window, it boasts a curved bay. Conveniently near the kitchen are the maid's room (or study, if you prefer) and bathroom, thus keeping all the plumbing concentrated. Two of the most enlivening features are the porches, a small one leading from the dining-room, and therefore well adapted to in-

FIRST FLOOR



SECOND FLOOR



BASEMENT



DESIGN BY ARCHITECTS HALL & FAUVRE



◀ Fan-light window arches and a decorative frieze below the eaves distinguish this view of the home

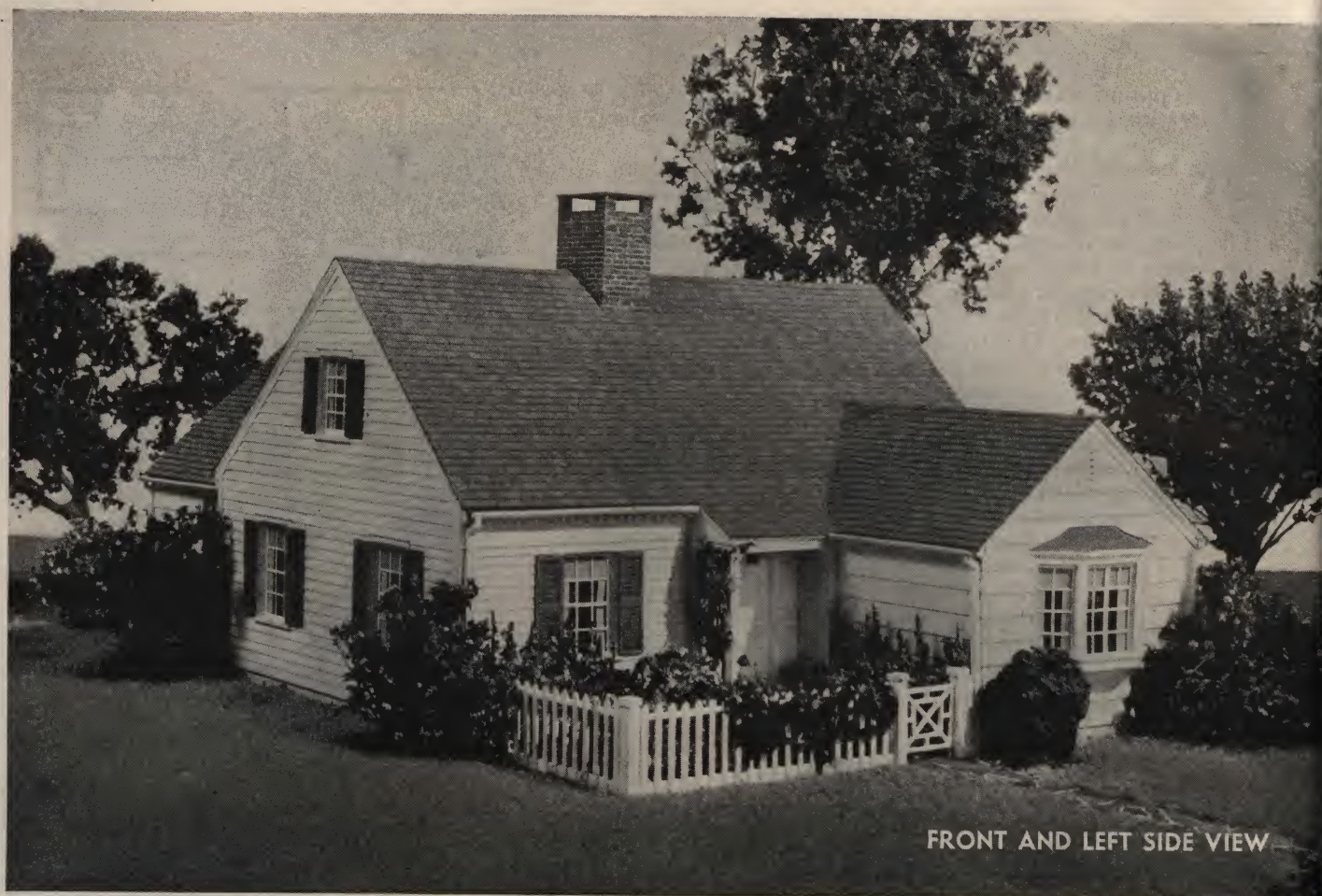
▲ Balanced by a wing on one end and a porch on the other, the house has unusual breadth and dignity

formal summer meals, and one larger porch off the living-room.

There are, as you can see, two ample bedrooms, plus one smaller one, and two bathrooms. The positions of doors and windows have been given careful consideration so that in all rooms the beds have a choice of walls.

This house is of importance to you whether you contemplate building this particular type of house or not. Tho you may not intend even to do any remodeling

right now, its materials and construction are worth your consideration. Sometime, somewhere, somehow you'll be faced with the problem of making some house fire-proof, termite-proof, expense-proof. When that happens look up the construction and specifications for this triple-insulated house, for regardless of the initial cost, it will save you many dollars: in peace of mind, in protection, in insurance rates, and in repair bills.



CONVERTIBLE COLONIAL

By Theodore W. Davis, ARCHITECT

A Home That Can Be Adapted to Family Requirements

ADAPTABILITY to widely varying family requirements is the feature of this *Better Homes & Gardens* Bildcost plan for an informal Colonial cottage. It can be any size you care to make it—a complete and charming bungalow for the small family, since the second-floor bedrooms needn't be finished at first. Yet in its completed state it has four double bedrooms.

"Convertible Colonial" can also be a comfortable home and office for the man whose vocation makes it desirable to conduct his business affairs in his own house, for the dining-room, as you'll notice, can be completely shut off from the living quarters and converted into shop, office, or study.

The arrangement of the front hall does other things for you besides shutting off the dining-room. The stranger coming to your door doesn't step into the bosom of your family—or should I say on it? There's no direct view into your main room. Instead, your visitor steps into a hall large enough to contain a chair for him to sit on. Altho he may not appreciate it, you'll be thankful for the ample coat closet that eliminates the need for coats to be strewn about. You'll also like the step-saving feature of a kitchen entrance to the front hall.

The plan is so arranged that the maximum of privacy is assured for everyone. The kitchen is separated from the living-room, and from the dining-room as well. And have you noticed the careful placing of the closets in the downstairs bedrooms? They act as sound-deadeners, insuring quiet for the occupants of the rooms.

Speaking of closets, have you observed that there are two linen closets downstairs? One of these closets is located in the hall and is very convenient for bed



RIGHT SIDE AND REAR VIEW

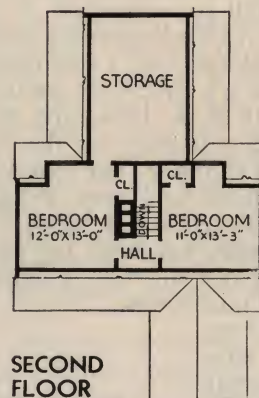
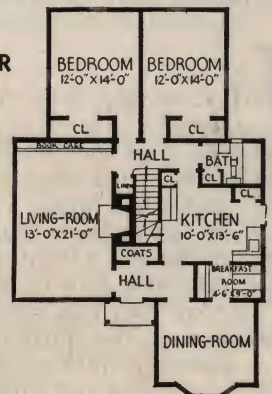
MODEL BY STANTON B. COFFIN; PHOTOGRAPHS BY STANLEY

linen and blankets. The other is in the bathroom and is handy for towels, soaps, cleansers, and other bathroom supplies. There are linen drawers in the front wall at the head of the stairs, as well.

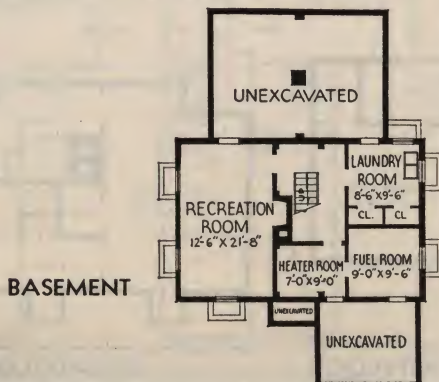
OBSERVE in the photographs that the general outline of the floor plan is arranged to fit on the typical small rectangular lot. There are stock materials used thruout, an economical feature. Suggested materials are wood shingles and white clapboards. This finish is the most fitting, as well as the least costly, for this architecture.

It's possible, however, to substitute common brick as an exterior wall finish, since its rough texture is similar in effect to the rough texture of shingles. If your taste is for a more trim wall finish, white-painted clapboards also could be used on this Bildcost gardened home.

FIRST FLOOR



SECOND FLOOR



BASEMENT

If there are young folks in your family, whether they're tiny or in their teens, the basement recreation room (see plan at left) will solve many problems. It can be made into a real second living-room. It's well lighted by its three windows. Note that the hall separates it from the heater room and the laundry



This story-and-a-half house is economical to build, eminently livable. Yet note the flavor of the past, the quiet, peacefully rural air

Old-Fashioned But New

By Robert Carr, ARCHITECT

THIS beautiful little three-bedroom house illustrates several points in favor of combining the architectural flavor of the past with the necessities of the present—without sacrificing too much of either. Fundamentally this is a story-and-a-half house, a type that's frankly economical. It costs less to build than the full two-story, yet if the pitch of the roof is steep enough, it affords generous space above the first floor for two bedrooms and a bathroom.

The low roof and porch lines are structural features that increase the apparent length of the house and give it a homelike quality imparted still more by the authentic dormers and substantial chimney. The long low porch invites one from the outside and from within, serving as a connecting link between and a happy retreat in itself—a twofold purpose that none but this lengthy type of house can carry out so well. A Dutch half-door always lends a note of quaintness.

The chimney rises over the living-room fireplace, serving at the same time the furnace, placed in a small room entered from the kitchen. Eliminating the basement saves a great deal of expense. Another saving of space and expense is the use of a dining bay window at the rear end of the living-room in place of the separate dining-room that may be so easily dispensed with by many families.

The second floor forms another unit. Each bedroom is exceptionally large and has windows on three sides, which provide a maximum of light

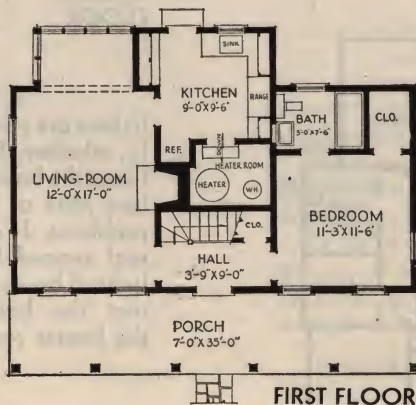
and ventilation. Their closets are ample, and between them is placed a bathroom.

This house looks especially well with sidewalls of heavy wood shingles painted ivory, dark green shutters, and roof of weathered gray wood shingles. Another interesting treatment would be light gray clapboard sidewalls with white porch and dormer woodwork details.

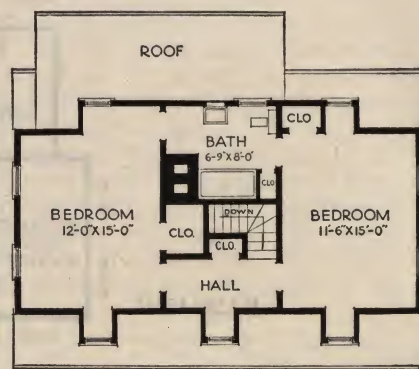
AS FOR other materials, you needn't hesitate to employ brick and stone, altho it would be well to use them in the straightforward structural manner of Colonial work without modern decorative innovations.

In keeping with this house, the plot of ground on which it stands should be developed, as suggested, with a quiet, restful scheme mostly rural in character.

If you like this house but want a dining-room, there's an alternative plan available for you. This alternating plan provides for a 14'-6" by 19'-6" wing built at the rear, which makes space on the first floor for a dining-room and an enlarged kitchen with a breakfast alcove. And on the second floor a large bedroom with a shower.



FIRST FLOOR



SECOND FLOOR



The complete architectural freedom of this home typifies the modern manner of convenience first, last, and always

NO SPACE WASTED

Architects Louis Skidmore and Nathaniel A. Owings



NO BONES about it, this house is compact. Space is developed to a maximum. Its rooms, rather than cramped and numerous, are few and comfortable, with lots of wall space for furniture.

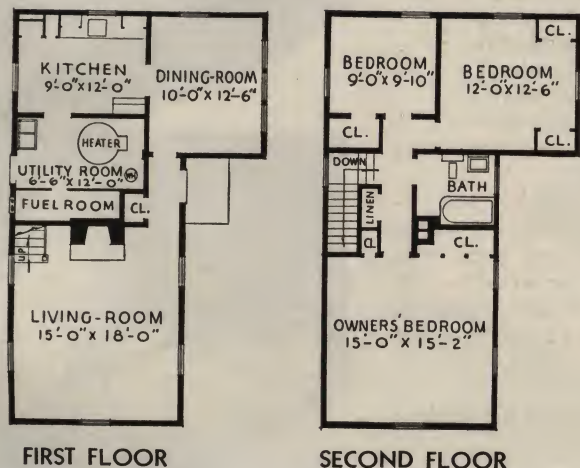
This house has no basement. Modern heating plants make possible good-looking and efficient units for winter air-conditioning. The architects ask: If you can eliminate climbing up and down stairs to get to the furnace room, if you can have a sunny room for your laundry tubs—why not?

The living-room is arranged around a fireplace. The entrance door to the house is so arranged as to provide a vestibule to keep winter air from rushing into the living-room. The kitchen is large, with space for a breakfast table, an ironing board, lots of cabinets, and cupboards for pots, pans, vegetables, and the rest.

ON THE second floor we've arranged one big owner's bedroom, almost the same size as the living-room, with abundant closet space; linen and blanket closets in the hall; a built-in tub and shower in the bath; and two more bedrooms, one medium size and one smaller, each with nice-size closets.

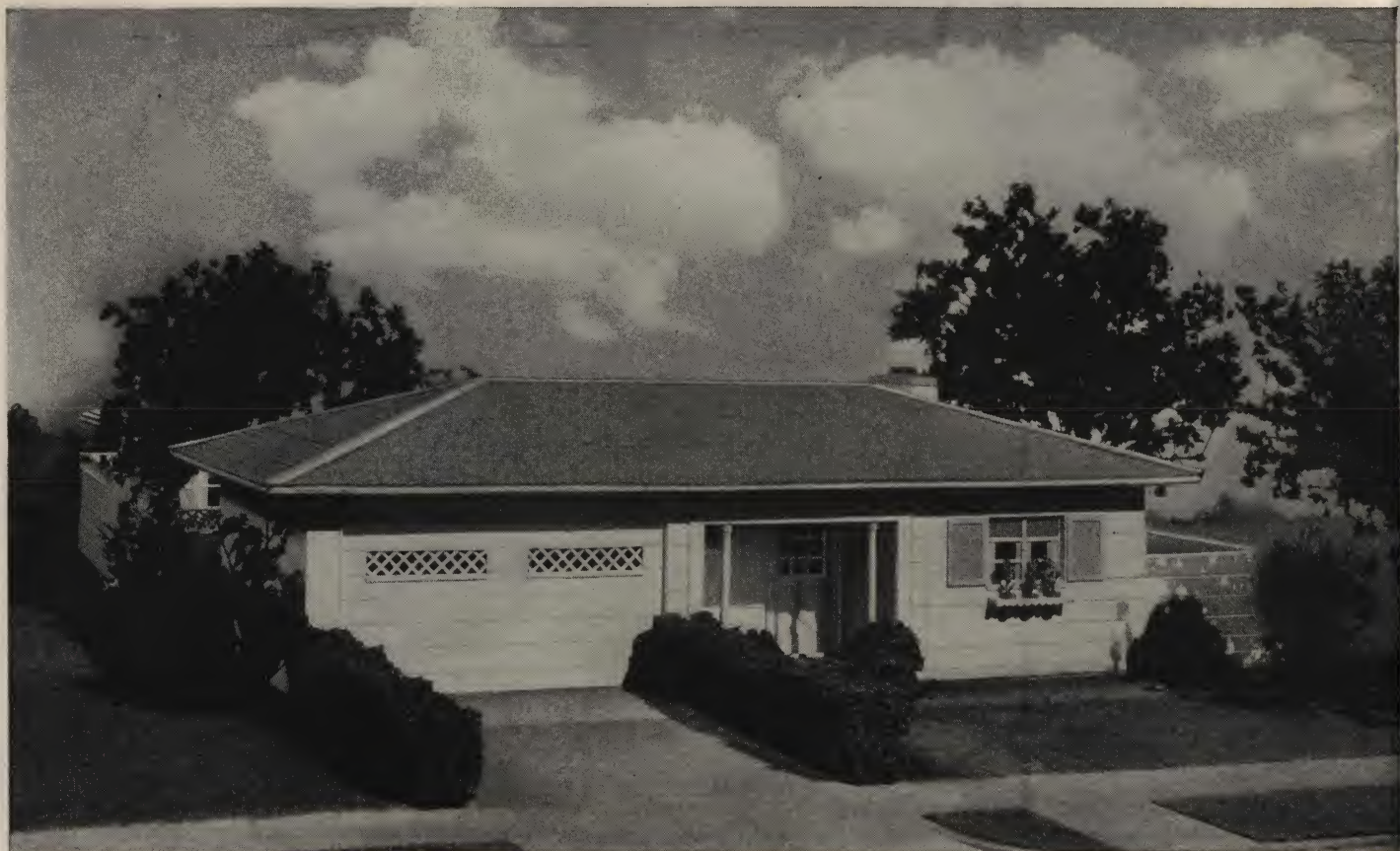
For economy the first floor is constructed of a concrete slab on a heavy layer of cinders, the concrete being thoroughly waterproof and tied into a continuous foundation wall which extends around the house and goes down below frostline.

The exterior of a small house is of great importance, and so the architects made an effort to develop a method of giving dignity and beauty as well as simplicity to the exterior of this house. The house is essentially quite long in proportion to its width. We suggest placing this house on the lot so that the long way of the house goes across the lot. This gives the impression that the house is larger than it actually is.



FIRST FLOOR

SECOND FLOOR



FRONT AND LEFT-SIDE VIEW

A MODERN Hacienda

By Howard I. Shaw, Architect

OFFERING complete privacy to every member of the family for both outdoor and indoor living, the patio of this *Better Homes & Gardens* Bild-cost Gardened Home not only creates an ideal spot for resting and lounging, but makes virtually every room a garden. Large French doors open from the patio into the various rooms, bringing into the house the clean, sweet smell of the garden, with its flower-laden aroma.

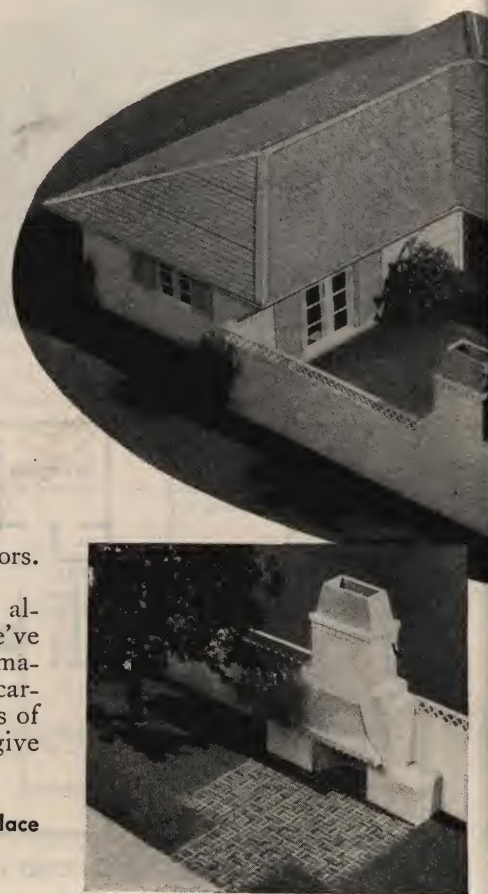
The house's lowness and clean-cut horizontal lines enable it to be successfully placed on any building site. Fitting comfortably on a 50-foot lot, it's extremely simple to landscape by concentrating the planting in the patio. By placing the house close to the street, the lawn and driveway are kept at a minimum.

Due to its rambling plan, the house would usually be expensive to build. This has been overcome by careful, intelligent planning and by eliminating

ornament and, expensive details. The floors, placed on a concrete base, enable the house to be kept low and make expensive excavation and underpinning unnecessary. This feature insures against termites and dry rot, as well as the annoyance of sagging, squeaky floors. Eliminating the costly basement and furnace space has been accomplished by using a new furnace which is placed on the ground-floor level. A great deal of floor space, moreover, is saved by the elimination of the usual halls and corridors.

BECAUSE wood and brick will always be charming and lasting we've planned the house, using these materials. Notice that the wood is carried in long horizontal lines. Spots of painted brickwork here and there give the wall texture and charm.

In the patio wall is a fireplace



The rooms of the house have been treated simply and tastefully in plaster and paper. The master bedroom, opening into the patio, as well as the outside, has its own delightful dressing room and private bathroom. This room, particularly large and comfortable, is blessed, not only with a large, roomy closet, but an ample wardrobe in the dressing room as well. The dressing table will be found ideal, with its mirror flanked on either side by windows. Plenty of drawer space has been provided. Both the master bedroom and dressing room are to be papered. The master bathroom, with its gleaming, tiled walls and separate shower, its soiled-linen hamper, as well as clean-linen cupboard, will be found extremely complete. Light and air from two sides complete its excellence.

A square tub, which is so especially handy when a shower is included, is installed in the other bathroom. By making all piping brass, we have insured against possible rusting and corrosion.

The small hall has everything in it to please the efficient homemaker—a service closet (in which she may keep the vacuum cleaner and brooms), a large linen closet, and a telephone niche.

The kitchen has been made very efficient by the use of modern materials and equipment. A large ant-proof cooler in conjunction with the refrig-

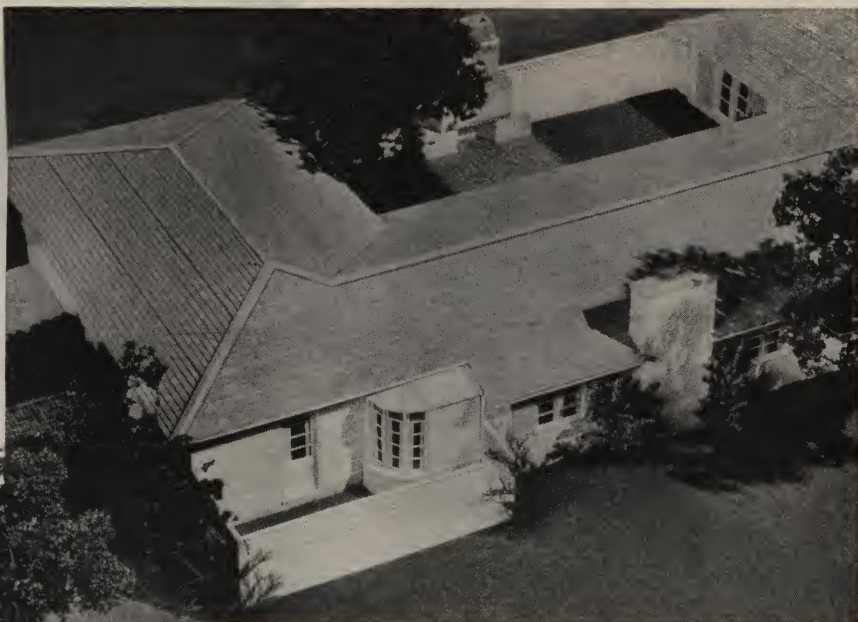
The laundry is completely equipped with shelf and broom space, laundry trays, washing machine, and ironing board.

The attached garage will be fully appreciated in wet weather. It is a timesaver, as well as a money-saver. Hedges separate the driveway from the lawn and front entrance walk. Such is its design that any danger

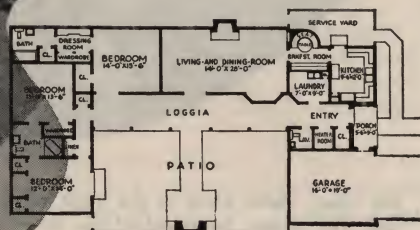
from fire or automobile odors is an impossibility.

This home's entirely enclosed patio with its privacy for rest and play, is ideal for the busy mother who wishes to keep her children off the street and to have a watchful eye on them. Even from the laundry she can see them and also enjoy the garden. The patio has been further enhanced for enjoyment by the inclusion of an outdoor fireplace. Cool evenings will find the family gathered in front of it, watching the flames leap. At times a tasty barbecue can be prepared, and it is an ideally private outdoor spot for entertaining.

AS SMART and modern as this house is, it will always be in good taste. Finely proportioned, with its enduring materials and gracious plan, it will improve with age, being always a home, and not just another house.



RIGHT-SIDE VIEW



The arrangement of rooms around a lovely patio provides for ideal outdoor and indoor living

Deep DORMERS and

By Stratton O. Hammon

ARCHITECT



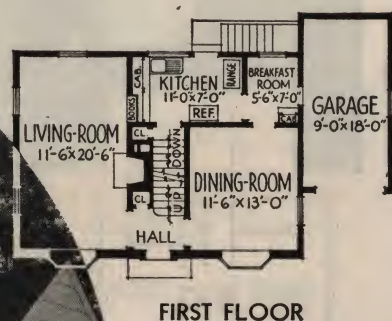
The clear, clean white of the walls relieved by the dark, weathered gray of the roof, the classic treatment of the doorway (with its leaded-glass transom), the small-paned bay windows, and the round-top second-story dormers, create the picture

THE popularity of the Cape Cod house, of which this Bildcost Gardened Home is a worthy representative, is deservedly returning all over America. Hundreds of years of experience have shown that it's by far the most economical, and in the small house, the most pleasing in appearance. Development of this style of architecture began along the eastern seacoast, from Connecticut to Maine, about 1620, and reached its beautiful peak just before the Revolutionary War.

This house could be built on a plot 50 by 75 feet. Its exterior, as you can see, is extremely simple. The clear, clean white of the walls relieved by the dark, weathered gray of the roof, the classic treatment of the doorway (with its leaded-glass transom), the small-paned bay windows, and the round-top second-story dormers cre-

BAYS

Here's a small Bildcost Gardened Home distinguished for its simple details, perfectly scaled to its size



ate the picture. Notice, too, the fine detail of the corner pilasters that make the joint between the white-painted brick of the front and the clapboard of the side.

THE interior was no less carefully thought out than the exterior. All the rooms are well lighted and have interesting architectural details. Remember that restrained Colonial motifs and simplicity of detail give character to otherwise simple rooms.

Look at the first-floor plan. It's the well-liked central-hall type but in modified form. For economy's sake the coat closet, fireplace, and part of the kitchen share the back of the hall with the stairway. Both the living-

room and dining-room boast a large bay window which lends to each a cheerfulness and spaciousness that can be obtained in no other way.

Placed between the dining-room and kitchen, the breakfast room effectively chokes off the noise and odors. It also serves the general purpose of providing a convenient entry from the attached garage.

The amount of closet and cabinet space in this home should please you. In addition to the four closets and the storage space on the second floor, there's a coat closet in the entry hall, a closet off the kitchen, a large cabinet in the kitchen and breakfast room, and a bookcase in the living-room—a total of ten storage spaces for five

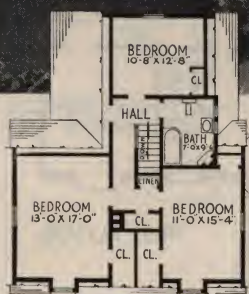
rooms. The plan is worked out in such a way as to give the maximum efficiency and freedom of movement within the house and at the same time the greatest privacy to all parts.

In the basement, space is provided for furnace and fuel storage on the right side of the house toward the driveway. To the rear are the laundry trays and room for laundry work. Another lavatory is provided here.

THE walls have been thoroly insulated and the windows and doors weather-stripped to provide comfort at extreme exterior temperatures. The whole is a beautiful and complete gardened home that should make every-day tasks a pleasure.



Modern Colonial, the exterior expresses in its trim lines the true character of this home, efficient, comfortable, and built for family use for a lifetime. For exterior wall-finishing, shingle, siding, or brick is equally suitable



SECOND FLOOR

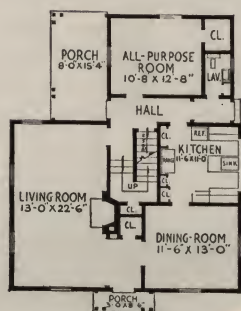
LIVING ROOM FOR ALL

By Willard B. Smith, ARCHITECT

THE outstanding characteristic of this Bildcost Gardened Home is the flexibility of its room arrangement, which is designed to provide comfortable living and work space for all the family in all its different stages. We realize how subject to change these requirements are as the children arrive, grow up, and go out to make their own homes; but we seldom definitely plan our homes so successfully to accommodate this normal growth and shrinkage.

Here, in this Modern Colonial home, however, such changes are thoughtfully and well provided for. As an instance, a study of the floor plans above will show you that if and when required, four bedrooms are available thru the use of the all-purpose room in the first story as one of them. At a later date this room can serve just as well as a library, work-room, guest room, or hobby room. Similarly, the living-room is so arranged as to provide ample furniture groupings for simultaneous use by everyone, without crowding.

The dining-room, in relation to the kitchen, is well placed to reduce to a minimum the work of serving the family's meals. In the kitchen itself nothing has been neglected or overlooked in the comfort and convenience possible with today's equipment. The kitchen work can proceed in the smooth-flowing style of a production line, from the refrigerator and preparation center near the service door to the range, and, last, to the serving center next the dining-room door.



FIRST FLOOR



BASEMENT



Rear and side view of this Modern Colonial home which provides so much flexibility for growing families. A 6c stamp will bring you all the information you need to help you determine the exact cost to build in your city *Better Homes & Gardens Bildcost Home No. 703*

OUR PIONEERS LIKED STONE and WOOD

By Architects George B. Hall and Reynold E. Paufve

MODEL BY STANTON B. COFFIN; PHOTOGRAPH BY STANLEY



The simple lines and country comfort of the early Pennsylvania house are combined in this Bildcost Gardened Home

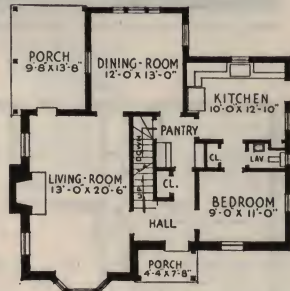
IN SOUTHEASTERN Pennsylvania the pioneer houses are simple in design and plan, with inexpensive yet effective details. They're well proportioned and built partly of native stone, which gives to them that rugged individualism so characteristic of their pre-Revolutionary War builders.

This particular Bildcost Gardened Home was designed in the Pennsylvania tradition for the average American family

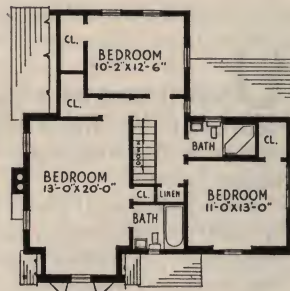
of today—a family that needs three bedrooms, or four when the occasion arises. This last bedroom is located, as you'll note, on the first floor. It can be used, too, of course, as a library, maid's room, or study, according to the family's needs.

In the early Pennsylvania farmhouse the living-room and the dining-room had vertical-board wainscoting, with some of the heavier construction of the building showing thru. In this house that characteristic has been recalled by installing boarding over the plaster at the corners of the rooms and at the intersections of the walls and ceilings.

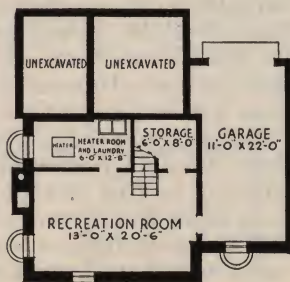
PART of the exterior is shown built with stone veneer, which is true to type. However, brick veneer or shingles could be used just as effectively as the stone.



FIRST FLOOR



SECOND FLOOR



BASEMENT



Left side. The living porch is well secluded



Right side. Under the shed roof, the kitchen

SMALL —BUT WITH NO SMALL-HOME FAULTS

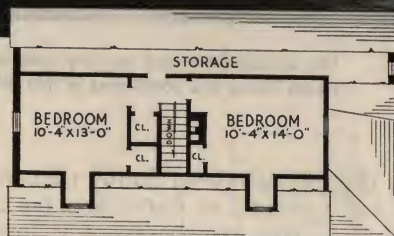


MODEL BY STANTON B. COFFIN; PHOTOGRAPH BY STANLEY

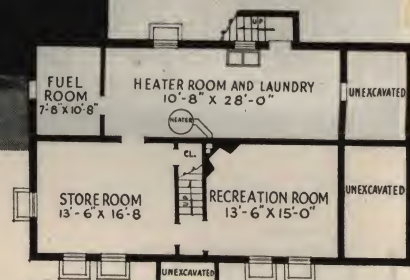
This Bildcost home has been built in Louisville, Kentucky, with slight changes and with the upstairs rooms and the recreation room in the basement unfinished, for slightly under \$5,000



FIRST FLOOR



SECOND FLOOR



BASEMENT

Designed by Architect Elliott Lea

UNDoubtedly the home which fits the needs and desires of the largest number of families in the United States is the five-room, one-floor plan house that costs about \$5,000.

Such a house, if given architectural distinction, soundly built, well located, and provided with some means of expansion, becomes almost ideal in that it possesses all the virtues a home should have. It will be comfortable, commodious, satisfying in its beauty, easy and economical to maintain, and, because of its wide appeal and suitability to a large number of people, a sound and readily salable investment.

This *Better Homes & Gardens* Bildcost house is that kind of home. Its exterior has the lines of the well-known and admired Cape Cod cottage but diverges from this type in its use of brick for the walls. Of course, it could just as well be built with shingled or clapboard walls and thereby be true to type. Brick, however, in most cities is a more favored material.

The color scheme is common red brick, preferably of the sand-mould type, a stained green or brown shingle roof,

green shutters, and snow-white window frames, exterior doors, cornice, porch posts, dormers, and gable ends. To get the full effect of the long, low lines of this home, it would be best placed on a wide, interior lot. But it's ideal, too, for a corner. Or, if only a narrow interior lot is available, the house is readily adaptable to it also merely by turning the dining-room and porch end of the house to the street, for notice that this side is also attractive and affords a direct entrance to the living-room.

The plans for this home also include, at no extra cost, working drawings for a 2-car detached garage in harmony with the architecture of the house itself.

The floor plan revolves around the extremely desirable feature of a center hall which gives direct access to all parts of the house—and serves to separate the sleeping portion of the house from the living quarters. A common fault of the average small home is the too intimate connection of parts devoted to different and often conflicting uses. This Bildcost house is a complete four-bedroom home with commodious facilities for entertaining as well as everyday living.



The house and garage connected by the porch arcade form a pleasant group of interesting shape

Yesterday's Charm TODAY'S CONVENIENCE

By Architect Silas E. Nelsen

THIS house and garage ensemble could be made home to any American family anywhere because of its design, its arrangement, its conveniences, and its completeness.

Place it in almost any setting—out in the field or in a wooded spot—and it will immediately nestle into its location and attract attention—first, because of its interesting mass, and then, because of its simple, interesting details found in the dormers, wrought-iron rails, windows, and shutters.

The exterior is designed in a Modern Colonial manner, with the lower portions of the house having siding of clap-board or shakes. The eaves are low to the ground. The dormers, as you can see, are just incidents in the roof, thus maintaining the broad roof lines, a necessary part of the charm of the Early American cottage.

The living qualities of this home are noticeable from the first entrance into the front hall, for here you'll find a closet for coats and umbrellas, an interesting Colonial stairway to the second floor, and a large cased arch opening to the living-room.

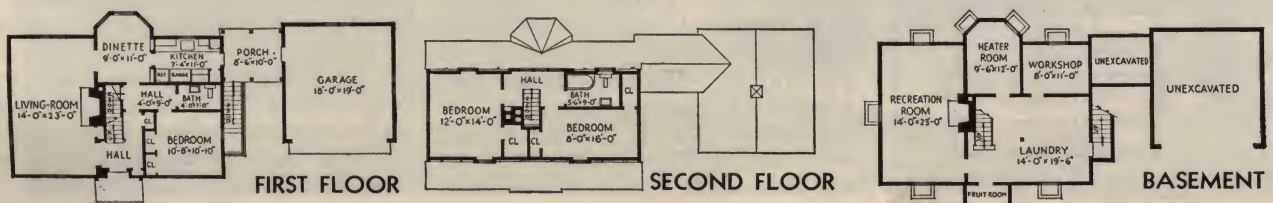
The living-room, you'll see, is exposed on three sides, with windows so arranged that they're pleasing on the exterior, yet inside permit an interesting arrangement of the furniture. The fireplace wall has been carried out in the early Colonial manner, with vertical knotty-pine planks of random width. The same material encases the fireplace, which was the heart of any early home.

The dinette shown is ample for the average small fami-

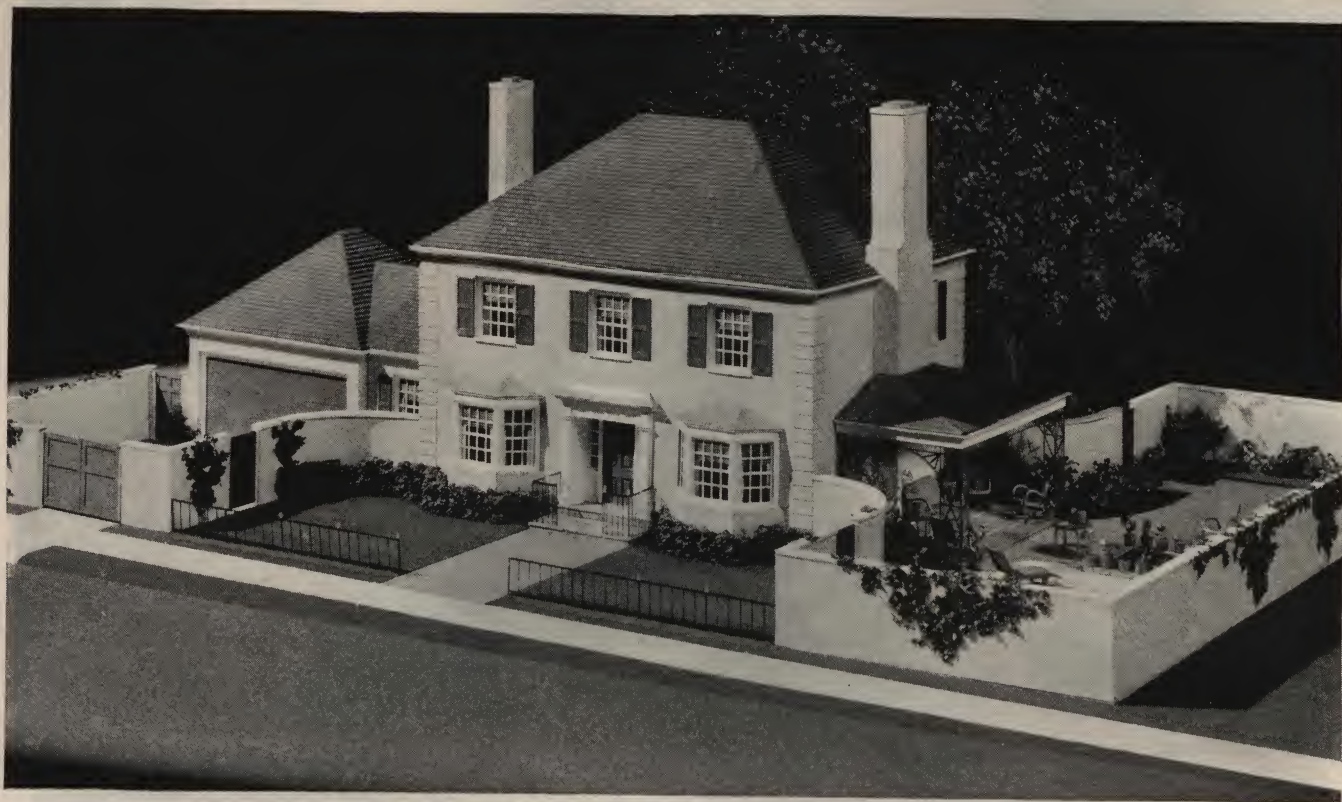
ly and is especially picturesque in that it projects beyond the main wall of the house in an octagon fashion, making one end practically all windows. This dinette can also be used as a pantry, or serving-room; for larger dinners, when the whole family comes home, must need be eaten in the living-room. This room is made more interesting and complete by the two little china cupboards on each side of the kitchen door, with their open shelves and scalloped edges giving the room real charm.

In the kitchen a long, narrow workroom has been combined with efficiently laid out cupboards and cabinets, enough to delight any homemaker. There are drawers, cutting boards, metal-lined drawers in compartments, coolers, and ample space for storing kitchen equipment and dishes. On the range wall is a large closet for brooms and mops, with cupboards next, built to the level of the range, making a handy arrangement for preparing food, and just next to the range, a place for the refrigerator. Such an arrangement makes a combination most satisfactory, according to modern kitchen-planning experts.

The small rear hall is a tremendous convenience in that it opens from the dinette and the front hall to the basement, to the first floor, and the first-floor bedroom. Study the plan and you'll see that the first-floor bedroom is completely isolated from the rest of the house, and yet convenient to any other room.



Bildcost Gardened-Home Plan No. 706



A balanced arrangement of simple and wonderfully effective masses, the whole composition is vigorous and unaffected

IT STANDS Four Square

Designed by Architect Robert B. Carr

HOUSES may come and they may go, but the central-hall plan lives on forever in the favor of many people; and rightly so, for it's definitely a sane and proper plan, scorning "tricks" and "eye-catchers." Regularity and foursquareness in a house are desirable.

Such a house is this one. Out of its simple plan grows an unaffected exterior, regular of mass, straight

of line, and moderately embellished with restrained detail. It isn't a period house but rather a conservatively Modern one that draws on certain favored architectural precedents for flavor.

The T-shape wing holding the two-car garage and the maid's room and bathroom lengthens the lines pleasantly and opposes the larger central block containing the living rooms. Balancing the left wing is the porch projection at the right.

A recessed street door set between the two projecting bays of the living-room and dining-room gives a variety of planes that is decidedly pleasing; it lacks the severity of the solidly closed entrance.

THE first-floor room arrangement is unusually practicable and pleasant. The living-room is ample and leads directly to the porch and garden, functions highly suitable to this room. The dining-room is pleasant by reason of its wide bay window. The arrangement of the kitchen and pantry and the maid's room and bathroom, in relation to the rest of the house, is unusually

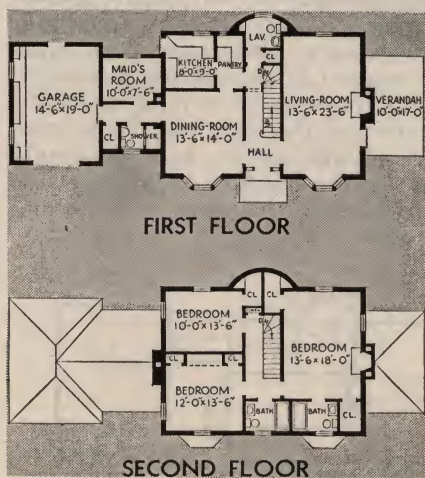
well worked out. The kitchen is accessible from the main hall without going thru the dining-room.

UPSTAIRS the three bedrooms are carefully designed for specific types of occupancy and are all well provided with windows insuring the maximum of light and ventilation. The left rear bedroom is a single one with a very large and comfortable clothes closet. The left front one is provided with two closets and is ample for two children, for instance. The recessed area between the closets is provided for bed space which would allow adequate room for other furniture.

The owners' room has a fireplace and private bathroom and two very generous closets.

Provision has been made in the basement for a large game room and also for the usual requirements of the laundry, furnace, and lavatory rooms.

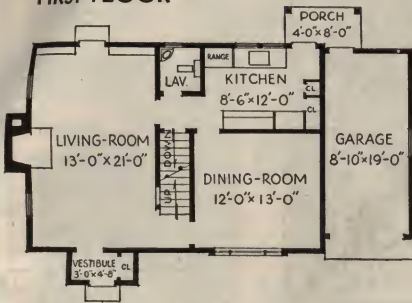
This house is particularly well suited to a small corner lot because it's wide and shallow. Painted brick would be most appropriate as an exterior finish.



Bildcost Gardened-Home Plan No. 707

A HOME WITHOUT *Any* HEADACHES

FIRST FLOOR



SECOND FLOOR



BASEMENT



Designed by Architect Theodore Whitehead Davis

BESIDES its trim beauty, this small gardened home has qualities that will improve upon acquaintance. For instance, after you've lived in it two years, you won't be saying, "If I had a dollar for every time I've tramped down that passageway to the basement . . ." because it has been designed with an absolute minimum of hall space. It has been created for the average Great American Family—two adults and two children—and planned to accommodate them with a maximum of privacy in the least possible space, and at a cost within the reach of most of them.

One of the features that doesn't meet the eye, for example, is the carefully planned framing layout for the floor joists. There are two steel beams which run the width of the house on either side of the stair well. This permits the floor joists to be run across them, all in the one direction, both upstairs and downstairs. Now, aside from an original economy in carpentering costs, this simplified arrangement of the floor supports permits an inexpensive and efficient plumbing and heating installation by eliminating the need for cutting (and weakening) the joists.

The roofline, as you can see has been kept simple, not only for the beauty of unbroken line, but to make costly flashing of valleys unnecessary. There are practically no breaks in the four walls either. The large casement window in the front wall of the house is set out a trifle to give the effect of a bay window, but it doesn't reach quite as far as the overhang of the second story, and therefore is protected by it. The front vestibule and the shed roof over the rear entrance are also simple to build and to weather-proof.

For the exterior walls shingles in two widths are suggested, narrow ones for the first floor and wide ones for the overhanging second floor. Clapboards or brick veneer on the first-floor walls would also give a pleasant effect. The walls of the vestibule matched those of the first floor and are topped by a wood fascia above the height of the first story.



MODEL BY STANTON B. COFFIN; PHOTOGRAPH BY STANLEY



FOR AN UP-AND-COMING FAMILY

Here's a home that will give each member room to move around

Designed by Architect James F. Schindler

PLANNING of a home today, more than ever before, requires careful and exact thinking, as the demands of the home of an alert and active family are widening and increasing all the time. To provide a maximum use of the various rooms without any friction between the individuals or groups involved is an essential part of the problem.

This flexibility of use is realized in the room arrangement for the Bildcost Gardened Home shown here. The relationship of the rooms provides for all the present-day activities and diversions of the different members of the family. Entertainment, study, and the regular routine of family life can be followed simultaneously without any of them conflicting with another.

The approach to the planning of this home wasn't difficult, as an average American family coming up in the world was pictured for its occupancy. The members' mode of living, the service problem of such a family, and the way they would circulate in the home were thought of in abstract form first, as if the boundaries of each room and its relation to the others were inclosed in Cellophane. After this first and important step was completed, the inclosure or shell of the house inclosing these units of space was considered.

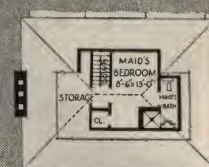
This naturally brought up the question of to what type of a design would the average American family adapt itself best. The Regency period was considered best for the plan arrangement, mainly because it's a happy medium between the older style and the Modern. One other very important reason was that it has an atmosphere of adequacy without extravagance.

The materials shown for the exterior are of masonry; that is, cement plaster or brick. The windows are out-swinging wood casements which can be easily screened for summer or storm-sashed for winter use.

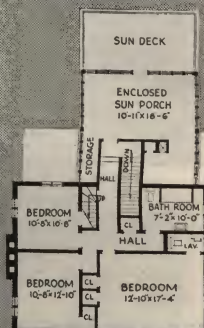
An unusual feature of the plans is the location of the stairway. Located back of the main hall, it gives privacy to the members of the family in their travels thru the house, without disturbing those in the other rooms.

Too often sunrooms are so placed on the front of the house that their positions are more embarrassing than pleasant thru exposure to passers-by. In this home the inclosed sun porch is at the rear, where complete privacy can be enjoyed.

A dumb-waiter is conveniently located where it can be of service to the kitchen for sending supplies from the basement—a real aid for housewives when entertaining.



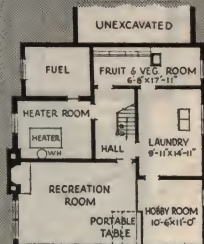
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



BASEMENT



This style is suitable to any location—southern or northern. It's easy to furnish, takes readily to the furniture of an average family

A New England Home FOR ANYWHERE

By Architects Randolph Evans and Albert E. Olson

THIS dignified New England Colonial house is a straightforward design. Detail is authentic and charming. The exterior will lend itself to different material treatments, such as all shingle, clapboard, or brick veneer on the first floor, with either clapboard or shingles above. Then again, the first floor can be laid up in stone.

Another most interesting feature is the treatment of the garage with a shed roof in front, setting the door back several feet under same, thereby making the garage, which is always a difficult thing to treat, less obvious.

At first glance one finds oneself mentally furnishing this house with sea chests, ships' lanterns, compass boxes and glorious old Early American furniture. Simplicity and convenience of arrangement are the keynotes of this house, which is of frame construction, with red cedar shingled side walls, painted white. Cedar shingled roof is stained brown, with window shutters of a dark red, and all trim painted white. The chimney is of brick, painted white, and topped off with black.

The plan is the typical New England central hall type with living-rooms and bedrooms opening from it, and is always an interesting one as it affords a splendid opportunity for an attractive stair as well as ideal cross ventilation.

Downstairs a dinette and guest lavatory and the two baths upstairs are the only departure from the old

New England tradition. The living-room is of pleasing size with three exposures, and has a nice-size porch to the right of it.

AN EXTRA bedroom and bath, as shown in the pictures on this page, can easily be added at any future time to the rear of the garage, with an entry off the kitchen porch.



Bildcost Gardened-Home Plan No. 710

BUILT-IN

Country Comfort

Recalling the rambling lines of early Colonial farmhouses, this home is planned for informal, suburban living

By Architect Rollin C. Chapin

MODEL BY STANTON B. COFFIN; PHOTOGRAPH BY STANLEY



Both the spacious living-room, designed as a dining-room as well, and the downstairs guest room are aids to simplified homemaking routine

IN PLANNING this house, I have in mind a fairly spacious lot sloping gently toward the rear, such as is often found in small cities and in the suburbs of our larger cities.

To many people a lot that's lower in back than in front doesn't appeal, but it seems to me that it offers opportunities for designing something out of the ordinary.

For instance, note that the attached two-car garage works out quite naturally, with doors on the rear and the garage level three steps down from the first floor. By carrying the roof down over the kitchen and downstairs bedroom and extending it over the garage, an effect of low, sweeping rooflines, which suggests the Colonial farmhouse, is secured.

Altho many people consider a separate dining-room a necessity, there are also many who prefer to combine living-room and dining-room into one large room. I've chosen the latter arrangement for this house, partly because of the economy in cost that it effects and partly because of the more spa-

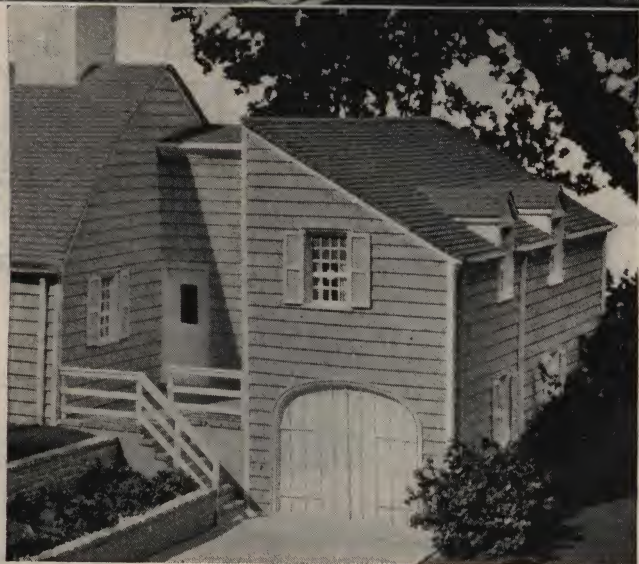
cious atmosphere that's gained for the living-room. It takes ingenuity in planning the furnishings to create a harmonious ensemble for a room serving dual purposes, but I've seen it accomplished in a most charming manner.

THE PROBLEM of how to arrange for a maid's room so that it will be properly separated from the family bedroom has been solved in this plan by placing the maid's room and bathroom on the first floor. This also provides general toilet facilities for the first floor. If a maid's room isn't required, the downstairs bedroom might well serve as a guest room. The family bedrooms and bathroom on the second floor are conveniently arranged, and ample storage space under the low part of the roof is easily accessible from the hall.

In keeping with the Colonial farmhouse type, the house is designed to have wide siding painted white, green shutters, red brick chimney, and stained-gray or brown roof.



This squatty design actually catches Cape Cod's delightfully simple and historic style. The shed roof over the garage and bedroom wing is typical



A GENUINE Cape Cod

Designed by Royal Barry Wills, Boston, Massachusetts

A CAPE COD house has an identity that can't be mistaken. The shingles, the shutters, the white picket fences, the low eaves with simple doorways and windows snuggled up under them—these all lend to the charm of the infinitely livable houses found on Cape Cod.

This type of house was readily accepted because it was simple and economical to build. Too many Cape Cod houses follow a stereotyped pattern. Only one in ten is arresting. An especially plump chimney, or a tall one, or the intriguing angle of shed and house and a definite lack of symmetry where symmetry is expected—these are the things that make any house interesting.

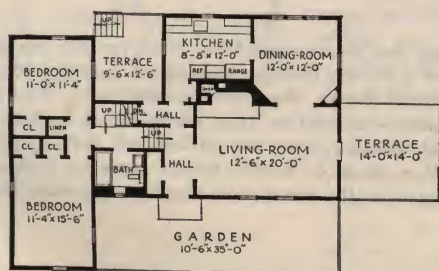
And so it is in this house. The roof rafters create a provocative bow. Here, then, is our little oddity; and for accent, the severity of the shed roof in comparison.

Compactness and simplicity of construction make it

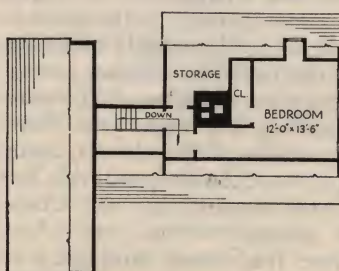
economically sound. The long living-room, with the large log-burning fireplace and small oven, welcomes guests. The terrace is given privacy from the street by a high board fence, which is a delightful sight with rambling roses clinging to it. One of the most pleasing features is the separation of the bedrooms and bathroom from the living quarters.

The garage is placed for easy access either from outside or inside.

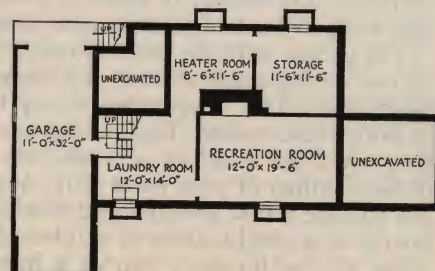
On slightly elevated and barren building sites some houses might be too conspicuous and stilted. This house, however, because of its squattiness, grows right out of the earth and is adaptable to almost any site. The plan is arranged so that the house is especially adaptable to a lot gently sloping off to the rear, yet it's quite possible to place it on more flat ground, and on almost any size lot.



FIRST FLOOR



SECOND FLOOR



BASEMENT

Bildcost Gardened-Home Plan No. 801



Three Wings

IN HARMONY

Designed by Stratton O. Hammon, Louisville, Kentucky

THIS house is comparatively small but planned to handle life just as masterfully as a large house. One of the best things about it is the combination study and guest room on the first floor. Paneled in chestnut, very cozy with its corner fireplace, built-in bed, bookcase, and double closets, the study is a grand place to settle down and outline sales campaigns or think big thoughts.

And when Uncle Oscar, who's got a leaky heart and a pile of dough, comes to visit, your study becomes, presto, a guest room, and you bed him down there instead of on a davenport that crinks his back. Conveniently, the connecting bathroom can be locked off to make it private to the guest room, or the room can be locked off to release the bathroom for use as a downstairs lavatory.

THIS house is especially adapted to a lot that falls off to a grand view in the rear. All the principal rooms are located in the rear to take advantage of such a view. Many families today are locating their living-rooms in the rear with no more view than that afforded by their own gardens. Because of the slope, basement rooms in the rear have full-view windows, and the garage ramp isn't steep.

The architectural motif, a two-story center portion flanked by one-story wings, is well known, but seldom used with the middle-roof gable facing toward the front. The whole feeling is classical, with a dash of Regency for style and a trace of Modernism for youthfulness.

Inside, two steps up and double doors give the bright dining-room the sense of being further removed than it really is. For quick lunches or breakfasts, the small nook at one end of the kitchen is very convenient. Table space in this nook is handy when you're serving a large group in the dining-room. On the second floor, each of the two bedrooms has cross ventilation, a connecting bathroom, and a large closet. There's storage space over each wing.

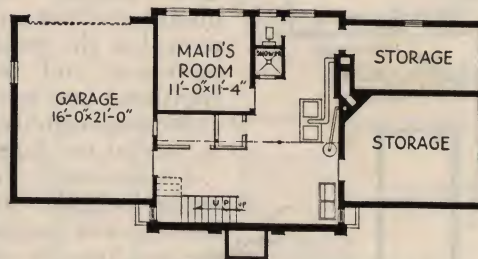
In this comparatively small house, you see, you have room for yourself and a family and a maid and trunks and your neighbor's kid's bicycle and even Uncle Oscar.



SECOND FLOOR



FIRST FLOOR



BASEMENT

▲ Note from the first-floor plan how completely the study or guest room, and its connecting bath, can be shut off from the rest of the house. For guests, privacy is gracious entertaining. For a man who is wracking his brain overtime, trying to pull ideas from the nowhere, it's essential. This plan provides that privacy. Guests don't interfere with the room as a study, for when you have guests you can't go hide yourself away and work anyway. Note the big bay window in the living-room, overlooking the garden, and the porch that can be screened in for summer





BILD COST

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Better Homes & Gardens feature—
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with Publishing company only.

DOORS AND WINDOWS

Marked on doors & windows indicate
y. See plans & Elevations for sizes &
Sections for Type. All interior Doors
Basement To be 1 1/2" Thick. Exterior Doors
ick. See notes Sheet #1 for Windows.

FIRST FLOOR PLAN

Scale 1/4" = 1'-0"

BILD COST

BETTER HOMES AND GARDENS
HOME PLAN

NUMBER
209

DESIGNED BY
ELLIOTT LEA
ARCHITECT

SHEET NO.
2
OF 4 SHEETS